

CITY COUNCIL REPORT



Meeting Date: April 28, 2026
General Plan Element: *Land Use*
General Plan Goal: *Create a sense of community through land uses*

ACTION

Oasis Cafe 7-UP-2016#2

Request to consider the following:

1. Adopt Resolution No. 13624 for an amendment to an existing conditional use permit for a bar (7-UP-2016) to allow for a +/- 1,863 square foot expansion on a +/- 6,210 square foot site located at 4441 N. Buckboard Trail with Central Business/Parking District Downtown Overlay and Parking District Vehicle Parking Downtown Overlay (C-2/P-3 DO & P-2 DO) zoning.

Goal/Purpose of Request

The applicant seeks approval to expand an existing bar into a space that abuts the existing bar to the south.

Key Items for Consideration

- Conditional Use Permit Criteria
- Full food service is provided during all hours of operation (until 2:00 AM Sunday-Thursdays and until 4:00 AM on Friday and Saturday)
- Additional parking required for the proposed bar expansion area only (12 spaces)
- No public comment received
- Planning Commission considered this case on 3/25/2026 and recommended approval with a vote of 7-0

OWNER

Rocky So Lun & Stephanie Yen Fen Yuan Trust
480-921-2800

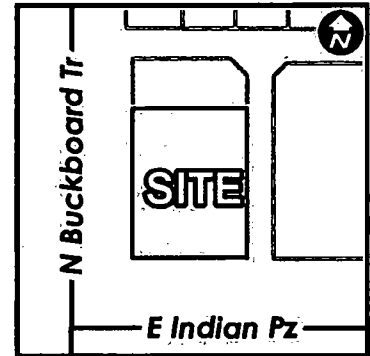
APPLICANT CONTACT

LAUREN PROPER POTTER
HUELLMANTEL & AFFILIATES
480-921-2800

LOCATION

4441 N Buckboard Tr

BACKGROUND



General Plan

The Land Use Element of the General Plan designates the site area as Mixed-Use Neighborhoods. This category includes higher density residential, office and retail uses. Mixed-Use Neighborhoods are also located in areas having access to multiple modes of transportation. The site is located in a Growth Area, as designated by the General Plan. Growth Areas are intended to encourage development in a mixed-use environment.

Old Town Scottsdale Character Area Plan (OTSCAP)

The OTSCAP Future Land Use map designates the site as Downtown Multiple Use Type 2 within the Main Street Conceptual Urban Neighborhood. This land use is intended to “Encourage new development, redevelopment and infill that strengthens Old Town Scottsdale’s mix of activities through the development of mutually supportive uses...” (LU 2.3).

Zoning

The site is zoned Central Business/Parking District Downtown Overlay and Parking District Vehicle Parking Downtown Overlay (C-2/P-3 DO & P-2 DO), which allows for a wide variety of uses, including retail, service and restaurants. Bars are permitted subject to approval of a Conditional Use Permit (CUP).

Context

Located at the northeast corner of N. Buckboard Trail and E. Indian Plaza, the site is situated in an area of Old Town occupied by a variety of uses including hotels, live entertainment, office, personal care services, and restaurants. Bars of greater intensity than the proposed expansion are located east of the subject establishment on the north and south side of E. Indian Plaza. Please refer to context graphics attached.

Adjacent Uses and Zoning

- North: Office, zoned D/DMU-3 PBD DO (Approved for new restaurant not yet built (22-DR-2021))
- South: Travel Accommodations (Remi Hotel), zoned D/DMU-3 PBD DO
- East: Bar w/ Live Entertainment, zoned C-2/P-3 DO and P-2 DO
- West: Travel Accommodations (W Hotel), zoned D/OR-2 PBD DO

Other Related Policies, References:

- Zoning Ordinance
- 7-UP-2016: Approved a conditional use permit for a bar

APPLICANT’S PROPOSAL

Development Information

The applicant seeks approval to convert an existing restaurant space into an extension of the existing bar immediately to the north. The proposed expansion requires an amendment to the original CUP. Site improvements include a 200 square foot patio expansion along the west side of the building and a new refuse enclosure along the alley.

- Existing Use: Restaurant
- Proposed Use: Bar Expansion
- Floor Area: +/- 1,863 square feet (expansion area)
- Parking Required: 12 spaces (difference between a restaurant and bar)
- Parking Provided: 12 spaces (3 on-site spaces, 5 P-3 parking credits, 4 in-lieu credits)

IMPACT ANALYSIS

Conditional Use Permit

Conditional Use Permits, which may be revocable, conditional, or valid for a specified time period, may be granted only when expressly permitted after the Planning Commission has made a recommendation and City Council has found as follows:

- A. That the granting of such Conditional Use Permit will not be materially detrimental to the public health, safety or welfare. In reaching this conclusion, the Planning Commission and the City Council’s consideration shall include, but not be limited to, the following factors:**

1. Damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination.

- The existing bar has been in operation since 2016 and the southern portion of the building has operated off and on as a restaurant since 2001. Per the Police Department, there has been no unusual volume of calls for service to this location since the original CUP was approved in 2016. The existing bar includes a 430 square foot west-facing patio. This proposal would expand the patio by 200 square feet. There are two speakers on the existing patio that play recorded music only (no live entertainment is proposed) and face inward toward the establishment. The nearest residential use is located approximately 350 feet north of the establishment (7301 E. Minnezona) on the north side of E. Camelback Road. No additional external speakers are proposed with this application and all lighting is existing. No damage or nuisance from noise, smoke, odor, dust, vibration or illumination is anticipated.

2. Impact on surrounding areas resulting from an unusual volume or character of traffic.

- The establishment is located in the Entertainment District, which is home to several bars of similar intensity as well as restaurants and hotels. On busy nights, the street network adjacent to the site is closed to vehicular traffic utilizing maneuverable bollards and transitions into a pedestrian-only area. Many patrons who visit the Entertainment District do so via ride-share options or the many independently operated golf carts. No impact on surrounding areas resulting from an unusual volume or character of traffic is anticipated.

B. The characteristics of the proposed conditional use are reasonably compatible with the types of uses permitted in the surrounding areas.

- A bar has been operating at the north side of the site since 2016. The establishment is located in the Entertainment District, which is home to several bars of similar intensity as well as restaurants and hotels. The nearest residential use is located approximately 350 feet north of the site. The characteristics of the proposed conditional use are reasonably compatible with the types of uses permitted in the surrounding areas.

C. The additional conditions in Section 1.403, as applicable, have been satisfied.

1. The use shall not disrupt existing balance of daytime and nighttime uses.

- A bar has been operating at the north side of the site since 2016, starting at 5:00 PM seven days a week. The previously approved hours of operation will not change with this application. This area of Old Town is also home to three hotels as well as restaurants, offices, and personal care services, all of which operate during the day. The proposed expansion is not anticipated to disrupt the existing balance of daytime and nighttime uses.

2. **The use shall not disrupt pedestrian-oriented daytime activities.**
 - This establishment caters to the evening crowd, opening daily at 5:00 PM. The use will not disrupt pedestrian oriented daytime activities.
3. **If the site is located within the Downtown Overlay district then:**
 - a. **The use shall not encourage displacement of daytime retail uses unless it can be demonstrated that the proposed use shall promote diversity of first floor uses along the street.**
 - b. **The required parking for the use shall be within six hundred (600) feet of the property and shall not be separated from the property by a major or minor arterial street.**
 - The space to be occupied by the bar expansion has operated on and off as a restaurant use since 2001. No retail will be displaced. Most of the required parking for the expansion is proposed to be met via historic P-3 credits and in-lieu credits. There are also three physical spaces on-site. Public parking is available on surrounding streets and in the Galleria parking garage, which is located approximately 400 feet south of the establishment.
4. **If the use is located within five hundred (500) feet of a residential use or district then:**
 - a. **The use shall not adversely impact residential uses.**
 - b. **The use shall provide methods of buffering residential uses.**
 - The nearest residential use/district is located approximately 350 feet north of the establishment. All exterior doors will be closed during hours of operation and existing speakers on the patio will continue to be directed inward toward the establishment. Adverse impacts to residential uses in the area are not anticipated.
5. **An active management and security plan shall be created, approved, implemented, maintained, and enforced for the business.**
 - An updated Public Safety Plan (PSP) that includes the expansion has been reviewed and approved by the Police Department. Conditions of the PSP will be enforced by the Police Department and Code Enforcement.
6. **The applicant shall create a written exterior refuse control plan for approval by the City.**
 - A refuse control plan is included as part of the approved PSP.
7. **The applicant shall demonstrate how noise and light generated by the use shall be mitigated.**

- There are presently two speakers on the existing patio that play recorded music only and are directed inward toward the establishment. No additional speakers are proposed and there will be no live entertainment. All external lighting on the building, along the alley, and along the street is existing and no additional lighting is proposed.
8. **The applicant shall demonstrate that the use shall meet required parking and shall not exceed capacity for traffic in the area.**
- Parking for the bar expansion is being met via a combination of historic P-3 zoning credits, on-site spaces and in-lieu credits. Per Section 9.104.H.2.c of the Zoning Ordinance, only the area of expanded is required to be parked when an existing use is expanded. In this case the difference between the existing restaurant and the proposed bar expansion results in an additional demand of 12 parking spaces. The existing bar use has and will continue to meet parking requirements, per case 7-UP-2016.
9. **After hours establishments must maintain a valid after hours establishment license.**
- Per the applicant's operation plan, the establishment will be open until 4:00 AM on Friday and Saturday nights only however, it does not meet the criteria for an "after-hours establishment" as defined in the Zoning Ordinance, as no dancing or live entertainment is proposed. Alcohol sales will cease at 2:00 AM in accordance with State law.

Public Safety

The nearest fire station is located at 7522 East Indian School Road, approximately 2,600 feet southeast of the subject site, and the nearest police station is located at 3700 N. 75th Street, approximately 4,000 feet southeast of the subject site. The Police Department has approved an updated PSP that includes the proposed expansion.

Community Involvement

The applicant notified property owners within 750 feet and the site is posted with the required signage. Additionally, city staff sent heads-up postcards to the same surrounding property owners. To date, staff has received no public comment related to this application.

OTHER BOARDS AND COMMISSIONS

Planning Commission:

Planning Commission considered this case as a Consent item on March 25, 2026 and recommended approval with a 7-0 vote.

Recommended Approach:

Staff recommended that the Planning Commission find that the Conditional Use Permit criteria

have been met and make a recommendation to City Council for approval of an amendment to an existing conditional use permit for a bar (7-UP-2016) to allow for a +/- 1,863 square foot expansion on a +/- 6,210 square foot site located at 4441 N. Buckboard Trail with Central Business/Parking District Downtown Overlay and Parking District Vehicle Parking Downtown Overlay (C-2/P-3 DO & P-2 DO) zoning, per the attached stipulations.

STAFF RECOMMENDATION

Recommended Approach:

Adopt Resolution No. 13624 for an amendment to an existing conditional use permit for a bar (7-UP-2016) to allow for a +/- 1,863 square foot expansion on a +/- 6,210 square foot site located at 4441 N. Buckboard Trail with Central Business/Parking District Downtown Overlay and Parking District Vehicle Parking Downtown Overlay (C-2/P-3 DO & P-2 DO) zoning.

RESPONSIBLE DEPARTMENT

Planning and Development Services

Current Planning Services

STAFF CONTACT

Greg Bloemberg
Principal Planner
480-312-4306
E-mail: gbloemberg@ScottsdaleAZ.gov

APPROVED BY



4/7/2026

Greg Bloemberg, Report Author


Date



4/10/2026

Tim Curtis, AICP, Current Planning Director
Planning Commission Liaison
Phone: 480-312-4210 Email: tcurtis@scottsdaleaz.gov

Date



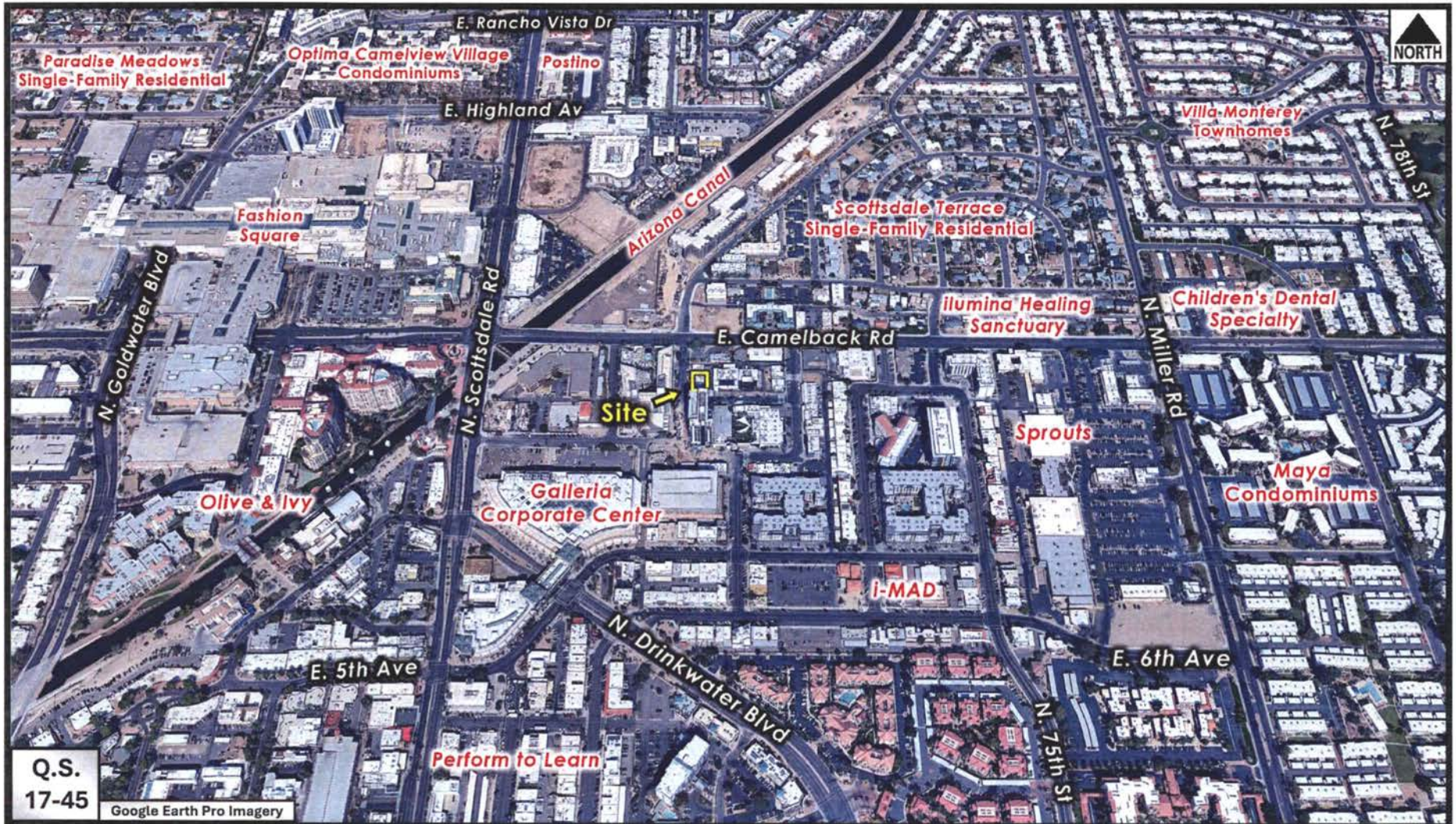
04/10/2026

Erin Perreault, AICP, Sr. Director/Zoning Administrator
Planning & Development Services
Phone: 480-312-7093 Email: eperreault@scottsdaleaz.gov

Date

ATTACHMENTS

1. Context Aerial
2. Resolution No. 13624
 - Exhibit 1: Aerial Close Up
 - Exhibit 2: Stipulations
 - Exhibit A to Exhibit 2: Floor Plan
 - Exhibit B to Exhibit 2: Site Plan
 - Exhibit 3: Additional Conditions
3. Applicant Narrative
4. Public Safety Plan
5. Zoning Map
6. Citizen Involvement
7. City Notification Map
8. Planning Commission Draft Meeting Minutes March 25, 2026



Context Aerial

7-UP-2016#2

RESOLUTION NO. 13624

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, ADOPTING AN AMENDMENT TO AN EXISTING CONDITIONAL USE PERMIT FOR A BAR USE (7-UP-2016) TO ALLOW FOR A +/- 1,863 SQUARE FOOT EXPANSION ON A +/- 6,210 SQUARE FOOT SITE, LOCATED AT 4441 N. BUCKBOARD TRAIL, WITH CENTRAL BUSINESS DISTRICT/PARKING DISTRICT, DOWNTOWN OVERLAY AND PARKING DISTRICT VEHICLE PARKING, DOWNTOWN OVERLAY (C-2/P-3 DO AND P-2 DO) ZONING.

WHEREAS, the Planning Commission held a public hearing on March 25, 2026.

NOW, THEREFORE, LET IT BE RESOLVED, by the City Council of the City of Scottsdale, Maricopa County, Arizona, as follows:

Section 1. That the City Council finds:

- a) that the granting of this conditional use permit per stipulations set forth on **Exhibit 2** will not be materially detrimental to the public health, safety or welfare based on, but not limited to, the following factors: damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination and impact on surrounding areas resulting from an unusual volume or character of traffic;
- b) that the characteristics of the proposed conditional use are reasonably compatible with the types of uses permitted in the surrounding areas; and
- c) that compliance with the additional conditions for bars, set forth on **Exhibit 3**, is required.

Section 2. That a description of the conditional use permit is set forth in Case No. 7-UP-2016#2. The property that is subject to the conditional use permit is shown on **Exhibit 1** and the conditional use permit approval is conditioned upon compliance with all stipulations set forth in **Exhibit 2** and **Exhibit 3**. All exhibits are incorporated herein by reference.

PASSED AND ADOPTED by the Council of the City of Scottsdale, Maricopa County, Arizona this ____ day of _____, 2026.

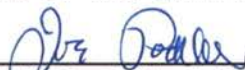
ATTEST:

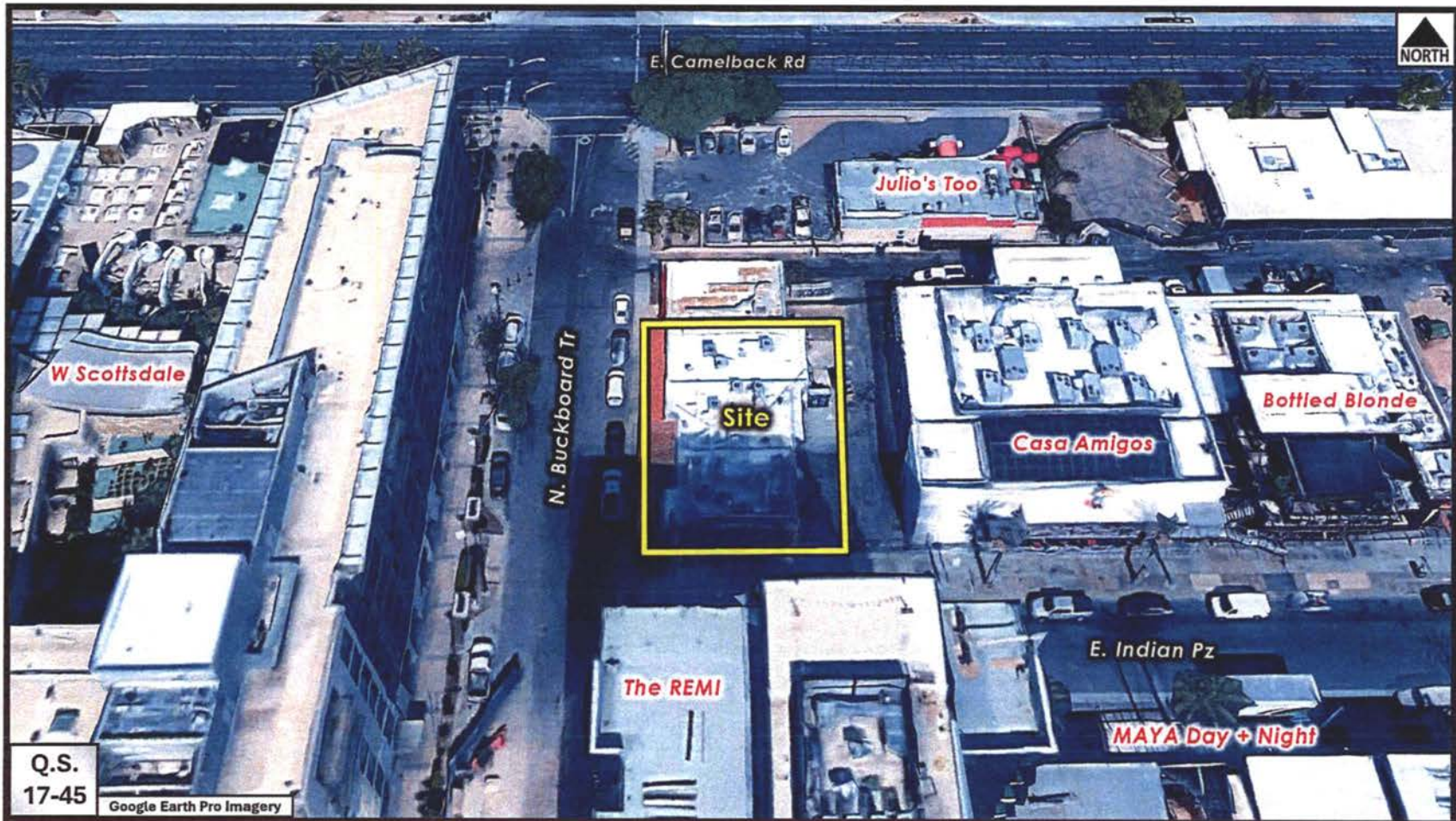
CITY OF SCOTTSDALE, an Arizona
Municipal Corporation

By: _____
Ben Lane
City Clerk

By: _____
Lisa Borowsky
Mayor

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY

By:  _____
Luis E. Santaella, Interim City Attorney
By: Joe Padilla, Deputy City Attorney



Close-up Aerial

7-UP-2016#2

Conditional Use Permit – Bar
Stipulations
Oasis Cafe
Case Number: 7-UP-2016#2

These stipulations are in order to protect the public health, safety, welfare, and the City of Scottsdale.

GOVERNANCE

1. **APPLICABILITY.** All stipulations of this case, 7-UP-2016#2, supersede all stipulations of case 7-UP-2016.

OPERATIONS

2. **CONFORMANCE TO CONCEPTUAL FLOOR PLAN.** The interior layout of the premises shall be in substantial conformance with the conceptual floor plan submitted by Tomecak Design, attached as Exhibit A to Exhibit 2. Any proposed significant change to the conceptual floor plan as determined by the Zoning Administrator, shall be subject to additional action and public hearings before the Planning Commission and City Council.
3. **CONFORMANCE TO CONCEPTUAL SITE PLAN.** Development shall conform with the conceptual site plan submitted by Tomecak Design, attached as Exhibit B to Exhibit 2. Any proposed significant change to the conceptual site plan as determined by the Zoning Administrator, shall be subject to additional action and public hearings before the Planning Commission and City Council.
4. **NO LIVE ENTERTAINMENT.** This Conditional Use Permit is for a bar use only. No live entertainment is approved as part of this request.
5. **HOURS OF BAR OPERATIONS.** The hours of the bar operations for this establishment shall be limited to:

	Open to Customers	Close to Customers
Sunday	5:00 PM	2:00 AM
Monday	5:00 PM	2:00 AM
Tuesday	5:00 PM	2:00 AM
Wednesday	5:00 PM	2:00 AM
Thursday	5:00 PM	2:00 AM
Friday	5:00 PM	2:00 AM
Saturday	5:00 PM	2:00 AM

6. **PUBLIC SAFETY PLAN (PSP).** Operation of the bar shall conform to PSP approved by and on file with the City of Scottsdale’s Police Department and Planning and Development Services Department. A copy of the approved PSP shall be maintained on site. Within 10 days after a request by the City Manager or designee, the owner shall provide an update to the PSP to the Scottsdale Police Department and the Planning and Development Services Department. At least ten (10) days before any operational change of the bar, or any promotional event

(excluding Special Events), that modifies the requirements or content of the PSP, the owner shall submit a revised PSP to the Scottsdale Police Department and the Planning and Development Services Department. Any revised PSP shall be subject to approval by the City of Scottsdale's Police Department and the Planning and Development Services Department.

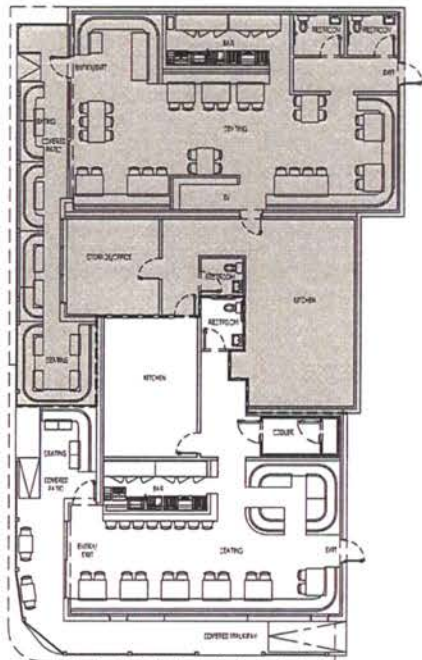
7. NOISE. In addition to the City's Noise Ordinance (Ordinance No. 3192, Article II, Chapter 19 of the Scottsdale Revised Code), noise generated from this use, including any speakers or other amplification equipment, shall not exceed ambient noise levels consistent to the use and the character of the area during hours of operation, as determined by the Zoning Administrator, or designee. Amplified music shall be limited to the times that State law allows liquor sales at this bar.
8. EXTERNAL SPEAKERS. Existing external speakers on the patio shall continue to be directed inward toward the establishment. No new external speakers are included as part of this proposal.
9. EXTERNAL DOORS. All external doors shall be closed but not locked during business hours.

PARKING

10. MINIMUM PARKING. The site shall be required to provide parking, as required by the Zoning Ordinance, through on-site parking, off-site parking, in-lieu parking spaces, or any combination thereof, at all times. Failure to provide required parking for the use, to the satisfaction of the Zoning Administrator, or designee, may be grounds for revocation of the Conditional Use Permit.

ADMINISTRATIVE/PROCESS

11. CONDITIONAL USE PERMIT ADMINISTRATIVE REVIEW. Within ten (10) days after a request by the Zoning Administrator or designee, the owner shall submit a letter to the Zoning Administrator or designee demonstrating compliance with all stipulations. A deviation from any stipulations or change in the floor plan may be grounds for revocation of the Conditional Use Permit.
12. CHANGES IN OWNERSHIP. Within ten (10) days after a change in ownership, the owner shall provide notice to the Zoning Administrator in writing of any such ownership change.



FLOOR PLAN
SCALE: 1/8"=1'-0"

Resolution No. 13624
Exhibit A to Exhibit 2
Page 1 of 1

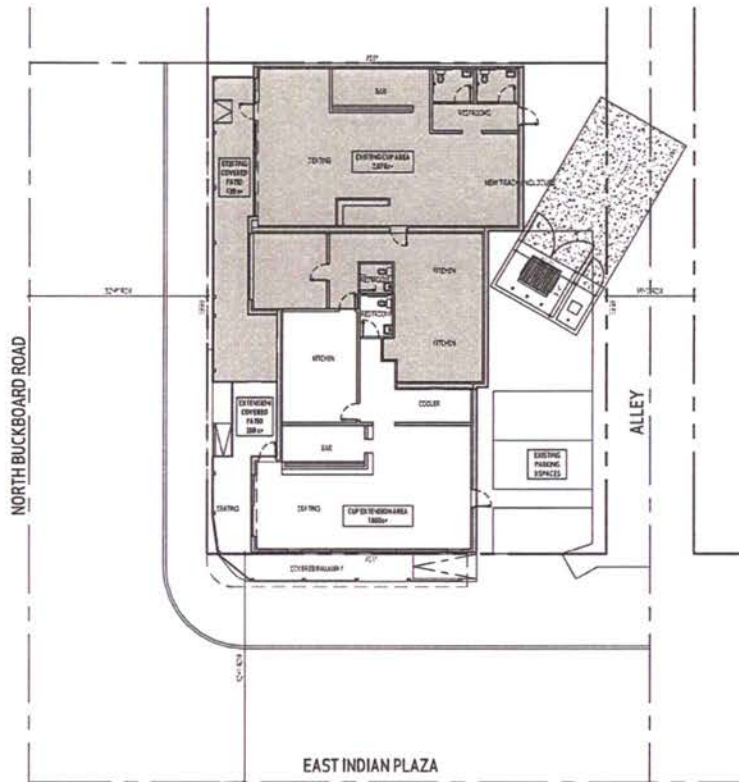
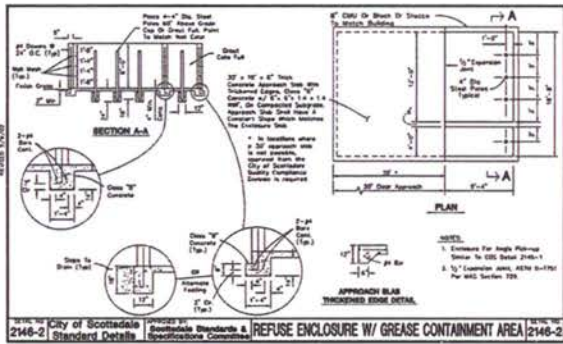
LEGEND
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**TOMECAK
DESIGN**
 4000 SCOTTSDALE CENTER PLAZA
 SUITE 200
 SCOTTSDALE, ARIZONA 85251
 760.285.7720
 E MAIL: INFO@TOMECAKDESIGN.COM

PROJECT:
OAKS CAFE
 4814 BUCKLEBOARD TRAIL
 SCOTTSDALE, ARIZONA 85251

REVISION:
 DATE: 11.10.2025
 DRAWN BY: FLOOR PLAN
 SHEET NO. **A0.03**



CODE REVIEW

AUTHORITY	CITY OF SCOTTSDALE ARZONA
CODE	202 INTERNATIONAL BUILDING CODE (REQUIREMENT) 202 INTERNATIONAL CODE (REQUIREMENT) 202 INTERNATIONAL FIRE CODE 202 INTERNATIONAL MECHANICAL CODE 202 INTERNATIONAL PLUMBING CODE 202 INTERNATIONAL ENERGY CONSERVATION CODE (BY AMENDMENT) 202 INTERNATIONAL GREEN CONSTRUCTION CODE (BY AMENDMENT) 202 NATIONAL ELECTRICAL CODE (BY AMENDMENT) 202 IBC-500 SCHEDULE FOLDING AND TELESCOPIC CEILING AND GRAND STAIRS 200 AREA OF INCARCERATION ACCESSIBLE DESIGN 2005 ADA COMPLIANCE AND USABLE BUILDINGS AND FACILITIES NONE TO APPLIED
202 FIRE CODE	4-C
202 ENERGY	4-C
202 ELECTRICAL	4-C
202 MECHANICAL	4-C
202 PLUMBING	4-C
202 STRUCTURE	4-C

PROJECT INFORMATION

PROJECT NAME	OASIS CAFE (DRAFT) PHASE 1
ADDRESS	4400 N BUCKBOARD ROAD SCOTTSDALE, ARIZONA 85257
LOT #	178-0-025
APN	020-02025-0-020
USE	BAR
STORIES	1
ALLOWED	RESTAURANT
EXISTING	RESTAURANT
BUILDING HEIGHT	10'-0" MAX
ALLOWED	10'-0" MAX
EXISTING	10'-0" MAX
BUILDING SETBACKS	10'-0" FRONT BACK 0' FLANK
HEIGHT	10'-0"
SEAL	10'-0"
DECK	10'-0"
LOT SIZE	4,889 SQ. FEET (APPROX)
NET ACRES	0.112 ACRES
GROSS ACRES	1.524 ACRES (APPROX)
BUILDING FOOTPRINT	4,140 SQ. FEET (APPROX)
PERMITTED USE	RESTAURANT
SPRINKLER	YES (NFPA 13)
FIRE ALARM	NO
REFUSE	20' MINIMUM SETBACK

PARKING CALCULATIONS

REQUIRED PARKING	SP	PARKING RATIO	PARKING SPACES
RESTAURANT	1.00	1.00	1.00
BAR	1.00	1.00	1.00
TOTAL REQUIRED			2.00
PROVIDED PARKING			2.00

PROVIDED PARKING	EXISTING	NEW	TOTAL PROVIDED
RESTAURANT	1.00	1.00	2.00
BAR	1.00	1.00	2.00
TOTAL PROVIDED			2.00

Resolution No. 13624
Exhibit B to Exhibit 2
 Page 1 of 1



TOMECAK DESIGN
 4400 NORTH INDIAN CENTER PLAZA
 SUITE 101
 SCOTTSDALE, ARIZONA 85257
 1 602 883 7755
 6 029 701 6666 (TOMECAK DESIGN.COM)



OASIS CAFE
 4400 N BUCKBOARD ROAD
 SCOTTSDALE, ARIZONA 85257

DATE: 11.18.2024
 DRAWN BY: DFE/PLAN
 SCALE: A0.01

Sec. 1.403

C.1 Bars, Cocktail Lounges, and/or After-Hours Establishments

1. The use shall not disrupt the existing balance of daytime and nighttime uses
2. The use shall not disrupt pedestrian-oriented daytime activities.
3. If the site is located in the Downtown Overlay (DO) then:
 - a. The use shall not encourage displacement of daytime retail uses unless it can be demonstrated that the proposed use shall promote diversity of first floor uses along the street.
 - b. The required parking for the use shall be within 600 feet of the property and shall not be separated from the property by a major or minor arterial.
4. If the use is located within five-hundred (500) feet of a residential use or district, then:
 - a. The use shall not adversely impact residential uses.
 - b. The use shall provide methods of buffering residential uses.
5. An active management and security plan shall be created, approved, implemented, maintained and enforced for the business.
6. The property owner shall create a written exterior refuse control plan for approval by the city.
7. The property owner shall demonstrate how noise and light generated by the use shall be mitigated.
8. The use shall conform to the parking requirements of Article IX and shall not exceed capacity for traffic in the area.
9. After-hours establishments must maintain a valid after-hours establishment license.

OASIS CAFE
4441 N. Buckboard Trail

CONDITIONAL USE PERMIT EXPANSION

HUELLMANTEL
AFFILIATES

P.O. Box 1833, Tempe, Arizona 85280-1833 + T: (480) 921-2800 + lauren.proper@huellmantel.com

SUMMARY

The team behind Oasis Café is proposing to expand their existing Conditional Use Permit to operate a Bar with a Series 6 Liquor License into an adjacent suite within the same building as their existing business in the Entertainment District of Old Town located at 4441 N. Buckboard Trail (APN: 173-41-270) The original site is outlined in blue with the proposed expansion outlined in yellow below:



The site is zoned C-2/P-3 DO & P-2 DO and is located within the Downtown Multiple Use Type 2. Oasis Café was originally granted a Conditional Use Permit to operate a Bar in October 2016 (7-UP-2016). At that time, the building in which Oasis Café was located consisted of two parcels and the business occupied one as shown in the diagram from the original CUP shown below:



Shortly after the CUP was approved, the property was platted and the two parcels combined into a single parcel but remained operating with two separate businesses within the building. The suite next door to the existing Oasis Café operated on-and-off as a restaurant. The operators of Oasis Café took over the space on or around 2021 and submitted an updated site plan to the Arizona Department of Liquor Licenses and Control to encompass the new area within their existing Series 6 Liquor License (Bar) area.

The operators of Oasis Café believed that this expansion was covered by the existing CUP and the updating of their plans with AZDLLC after meeting with City officials in preparation for opening in the new area; however, it was recently brought to the owners' attention that increasing the floor area into other suite is considered a "significant change" under Stipulation #1 and requires an expansion of the existing CUP. Accordingly, we are requesting this CUP expansion to accommodate the business expansion into the second suite in the building, which increases the approved floor area from approximately 2,500 square feet to 4,569 square feet to accommodate the 1,863 square foot interior expansion and the addition of a new 200 square foot patio adjacent to the existing patio space.

The proposed new area will operate with the same hours, from 5:00 p.m. to 2:00 a.m. Sunday through Thursday and 5:00 p.m. to 4:00 a.m. Friday and Saturday. Alcohol will not be served after 2:00 a.m. on any portion of the site.

The prior use as a restaurant required 7 parking spaces (1,863 sq. ft. / 300 sq. ft.) and the new use as a bar requires 16 parking spaces (1,863 sq. ft. / 120 sq. ft.) with 3 spaces existing on-site currently, resulting in a difference of 9 additional parking spaces. The patio space is not required to provide additional parking because of Table 9.103.B, which exempts the first 200 square feet of parking area. New parking is provided through a combination of 5 P-3 parking credits and 4 in lieu parking credits, which we are requesting in conjunction with this CUP expansion.

USE PERMIT CRITERIA

Oasis Café is requesting to expand its existing Conditional Use Permit into the adjacent suite, consisting of 1,863 square feet of new interior bar space and 200 square feet of new patio space. Because the existing Conditional Use Permit has a stipulation that requires “significant changes” to the approved conceptual floor plan to go back to the Planning Commission and City Council, we are submitted this formal request to expand the existing CUP to include the additional area.

As detailed below, the proposed Oasis Café extension satisfies the requirements set forth in the Zoning Ordinance and, accordingly, we respectfully request approval of the expansion of the Conditional Use Permit.

- A. That the granting of such conditional use permit will not be materially detrimental to the public health, safety or welfare.*

The granting of the expansion of the Conditional Use Permit will not be materially detrimental to the public health, safety or welfare. The existing Oasis Café CUP has been in place for nearly 10 years and is well-integrated into the fabric of the Entertainment District in Old Town.

The suite Oasis Café is proposing to expand into operated as a restaurant on-and-off for several years until 2021, when the operators of Oasis Café took over and incorporated this space into the existing business. Despite working with the City and Arizona Department of Liquor Licenses and Control at that time to ensure that the expanded area was included in the existing approvals, it recently was brought to the team’s attention that the CUP approval needed to be updated as well.

During the last few years that the Oasis Café expansion has been opened, no issues have arisen and there has been no detrimental impact to the public health, safety or welfare. This submittal seeks to harmonize the 2021 approvals to expand Oasis Café into the adjacent suite with the existing CUP.

In reaching this conclusion, the Planning Commission and the City Council's consideration shall include, but not be limited to, the following factors:

- 1. Damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination.*

The proposed Oasis Café expansion will not cause damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination. The suite Oasis Café is proposing to include in the existing CUP has operated as a restaurant and for the last several years as a bar without any issues related to noise, smoke, odor, dust,

vibration or illumination. Like the existing CUP for Oasis Café that has been in place since 2016, the proposed expansion into the adjacent suite to continue its current operations will result in any damage or nuisance.

2. *Impact on surrounding areas resulting from an unusual volume or character of traffic.*

Oasis Café's expansion into the adjacent suite will not result in an impact on the surrounding areas due to an unusual volume or character of traffic. This area within the Entertainment District has significant pedestrian and vehicular traffic on weekend evenings with high levels of ambient noise produced by nearby nightclubs. Oasis Café's operations compliment the surrounding uses and often shares patrons with other nearby businesses. This minor expansion of just over 2,000 square feet will not result in an unusual amount of vehicular traffic, particularly because this building has operated with other businesses for many years without issue.

- B. *The characteristics of the proposed conditional use are reasonably compatible with the types of uses permitted in the surrounding areas.*

Oasis Café is located within the Old Town Scottsdale Entertainment District and is close to many compatible uses, from offices to nightclubs to hotels. This expansion of the existing CUP into an adjacent suite is an appropriate addition to this area and consistent with the types of uses planned for this part of Old Town.

- C. *The additional conditions specified in Section 1.403, as applicable, have been satisfied.*
Section 1.403.C – Additional Conditions

1. *The use shall not disrupt existing balance of daytime and nighttime uses.*

The existing Oasis Café has operated as an evening-only use since the initial CUP approval in 2016 and continues to operate as such today. The adjacent space Oasis Café is requesting to expand into will continue those same hours of operation, which work well in this part of the Entertainment District in which a mix of daytime and nighttime uses operate.

2. *The use shall not disrupt pedestrian-oriented daytime activities.*

The proposed Oasis Café expansion will not disrupt pedestrian-oriented daytime activities because its hours of operation are concentrated in the evening hours only.

3. *If the site is located within the Downtown Overlay District D-O then:*

- a. *The use shall not encourage displacement of daytime retail uses unless it can be demonstrated that the proposed use shall promote diversity of first floor uses along the street.*

Oasis Café is located within the Downtown Overlay District but it will not result in displacement of daytime retail uses. The existing Oasis Café has been operating since 2016, and this minor expansion into the adjacent suite will create a more cohesive business experience while

avoiding the vacancy that has plagued this small suite on-and-off for many years.

- b. *The required parking for the use shall be within six hundred (600) feet of the property and shall not be separated from the property by a major or minor arterial street.*

Parking is located on site, through the use of parking credits, and the requested in-lieu parking credits. There is ample on-street parking available for the public in the surrounding area, and many people utilize alternative modes of transportation like ride share to come to the Entertainment District, which reduces the reliance on public parking in the area.

- 4. *If the use is located within five hundred (500) feet of a residential use or district then:*

- a. *The use shall not adversely impact residential uses.*

While the majority of the surrounding businesses are evening-based entertainment uses in the most intense part of the Entertainment District, there is an apartment complex approximately 450 feet away from the proposed Oasis Café expansion. However, the existing business has been in use for nearly 10 years without any detrimental impact on the nearby residential uses. This expansion into the adjacent space will operate in the same manner without adversely impacting any residential uses nearby.

- b. *The use shall provide methods of buffering residential uses.*

The majority of existing Oasis Café is based inside with a small exterior patio, and the proposed expansion into the adjacent suite will be entirely on the interior. The Remi hotel – located directly south of the existing Oasis Café – provides a physical buffer to any residential uses further south. There is no practical need for additional buffering as a result of this minor expansion.

- 5. *An active management and security plan shall be created, approved, implemented, maintained, and enforced for the business.*

Oasis Café has an existing, approved Security Plan on file with the City. That plan will be updated as part of this submittal.

- 6. *The property owner shall create a written exterior refuse control plan for approval by the City.*

The refuse will be updated if the requested CUP is granted. This will include the construction of a new enclosure that meets City-approved standards with gates to improve the appearance of the alley.

- 7. *The property owner shall demonstrate how noise and light generated by the use shall be mitigated.*

The existing Oasis Café does not generate noise or light at a level that requires mitigation and the proposed expansion into the adjacent suite will operate the same. Oasis Café is in the heart of the Entertainment District and is surrounded by nightclubs that generate far greater noise and light levels.

8. *The use shall conform to the parking requirements of Article IX and shall not exceed capacity for traffic in the area.*

Oasis Café's expansion complies with the parking requirements in Article IX by providing a combination of on-site parking, P-3 parking credits and in lieu parking credits.

9. *After hours establishments must maintain a valid after hours establishment license.*

Oasis Café and the proposed expansion do not require an after hour establishment license because it does not meet the requirements for needing one; however, Oasis Café will fully comply with all licensing requirements.

SPD File# _____
Returned for Corrections: 1
Expiration Date: 1/29/28
CoS TPT _____



Date Submitted: 1/29/26
Date of Approval: 1/29/26
Liquor License #: 12104080
CoS Spirituous Liquor _____

City of Scottsdale Public Safety Plan Application

1. Objective:

The purpose of this ordinance is to promote the general health, safety and welfare of citizens, visitors, businesses and the community in general by requiring businesses that engage in certain activities within the city to file, follow and keep current a public safety plan.

2. Identification:

- A. Scottsdale Address: 4441 N. Buckboard Trail
B. SFD Building Occupancy Limit: 94 (82 inside, 12 outside)
C. Occupancy Type (circle one): A-2 (bar, tavern, night club, restaurant), A-3 (dance hall), or A-4 (skating rink, WestWorld)
D. Staffing Ratios:
 a. 1:50+1:75 (500+Patrons) 1:75 (60% Food Sales) 1:100 (90% Fixed Seating)
 b. You must include supporting documentation for ratios of 1:75 and 1:100.
E. Company Entity (Corporation, LLC, Partnership, etc): Oldtown LV LLC
F. DBA (doing business as): Oasis Cafe
G. Company Members: (please use addendum, if necessary): Samir Yono, Vanessa Yono

H. Contact Information:

- a. Mobile Phone: (602) 770-4964
b. Business Phone: (480) 946-9000
c. Email: oldtownoasiscafe@gmail.com
d. In Case of Emergency: (480) 370-0023

3. APPLICABILITY: This application for a Public Safety Plan is submitted because my business engages in the following activity(ies) (MARK ONE OR MORE ACTIVITIES IN WHICH YOU ENGAGE):

- Age Verification is Requested for Admittance.
 Provide a Disc Jockey
 Provide an Adult Service as Defined in Section SRC 16-237
 Teen Dances, Consistent with Section SRC 16-391, are conducted.
 A Promoter is Utilized.

4. PLAN OF OPERATION:

- a. The plan of operation includes a crowd management plan, hours of operation, and identification of peak hours (presumption: 9PM-2AM, Thursday-Saturday):

Hours of Operation:

Monday: 5:00 p.m. - 2:00 a.m.
Tuesday: 5:00 p.m. - 2:00 a.m.
Wednesday: 5:00 p.m. - 2:00 a.m.
Thursday: 5:00 p.m. - 2:00 a.m.
Friday: 5:00 p.m. - 4:00 a.m.
Saturday: 5:00 p.m. - 4:00 a.m.
Sunday: 5:00 p.m. - 2:00 a.m.

Initials of Applicant MY

APPROVED BY
[Signature] #1150
1/29/26

PD2013-9898PSPA_v1 (10-2013)

Peak Hours:

Monday: _____
Tuesday: _____
Wednesday: _____
Thursday: _____
Friday: 11:00 p.m. - 4:00 a.m.
Saturday: 11:00 p.m. - 4:00 a.m.
Sunday: _____

5. NARRATIVE:

a. YOU MUST ATTACH A NARRATIVE OF YOUR PLAN OF OPERATION TO THIS APPLICATION WHICH INCLUDES THE FOLLOWING ELEMENTS:

- i. Diagram of Building Including Interior Build-Outs; 8.5"x11" (see example)
- ii. Diagram of Parcel or Lot; 8.5"x11" (see example)
- iii. Scottsdale Fire Department Approved Occupancy Limit
- iv. Safety Conditions and Considerations
- v. Crowd Management Plan
- vi. Patron Parking, Ingress, Egress, Vehicular and Pedestrian Traffic Control
- vii. Log of All Employees Including: Full Legal Name, Date of Birth, Current Address, Job Title, and Contact Phone Number (see SRC 23-57 for special requirements and ratio of security officers to patrons) (Similar to the Title 4 Requirements)
- viii. Contact Person and Information Designating Who is Authorized to Receive and Handle Complaints from the Public or City of Scottsdale on Behalf of the Business
- ix. Evacuation Routes
- x. Evidence of Security Uniform With the Word "Security" on Both Front and Back and in Letters At Least 3-Inches in Height (see SRC 23-57.F)
- xi. Statement Regarding the Number of Security Staff Available During Peak Times and the Ratio of Security Staff to Patrons
- xii. Statement Regarding Use, if Applicable (i.e. 60% food sales, 90% fixed seating)

6. All final documents, including the narrative required by Section 5, submitted in support of this public safety plan application are incorporated into the approved public safety plan as conditions and requirements by this reference.

7. The provisions of Scottsdale Revised Code Sections 23-50 through 23-76 are incorporated into this public safety plan as conditions and requirements by this reference. Failure to comply with these code sections shall be considered a violation of this public safety plan.

As part of this application, I have read and understand the City of Scottsdale Public Safety Plan Ordinance. On behalf of Oasis Cafe, I agree that Oasis Cafe and its employees will comply with the Public Safety Plan Ordinance and its City approved public safety plan. I also certify that all the information submitted as part of this application is true and correct to the best of my knowledge.

Mono

Signature of Applicant

10/21/2025

Date Signed

Please email the completed application to: PSP@ScottsdaleAZ.gov

Initials of Applicant

M

PD2013-9898PSPA_V1 (10-2013)

OASIS CAFE
4441 N. Buckboard Trail
PUBLIC SAFETY PLAN

APPLICANT:

HUELLMANTEL
AFFILIATES

P.O. Box 1833, Tempe, Arizona 85280-1833 + T: (480) 921-2800 + E: lauren.proper@huellmantel.com

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- 10. Evacuation Routes**
- 11. Evidence of Security Uniform**
- 12. Statement Regarding the Number of Security Staff Available During Peak Times and the Ratio of Security Staff to Patrons**

NARRATIVE

The team behind Oasis Cafe is proposing to expand their existing Conditional Use Permit to operate a Bar with a Series 6 Liquor License into an adjacent suite within the same building as their existing business in the Entertainment District of Old Town located at 4441 N. Buckboard Trail (APN: 173-41-270). The original site is outlined in blue with the proposed expansion outlined in yellow below:



This Public Safety Plan and Plan of Operation details the plans for compliance with the City of Scottsdale's Public Safety Ordinance.

The following pages provide the diagrams and information required as part of this Public Safety Plan and Plan of Operation.

DIAGRAM OF BUILDING

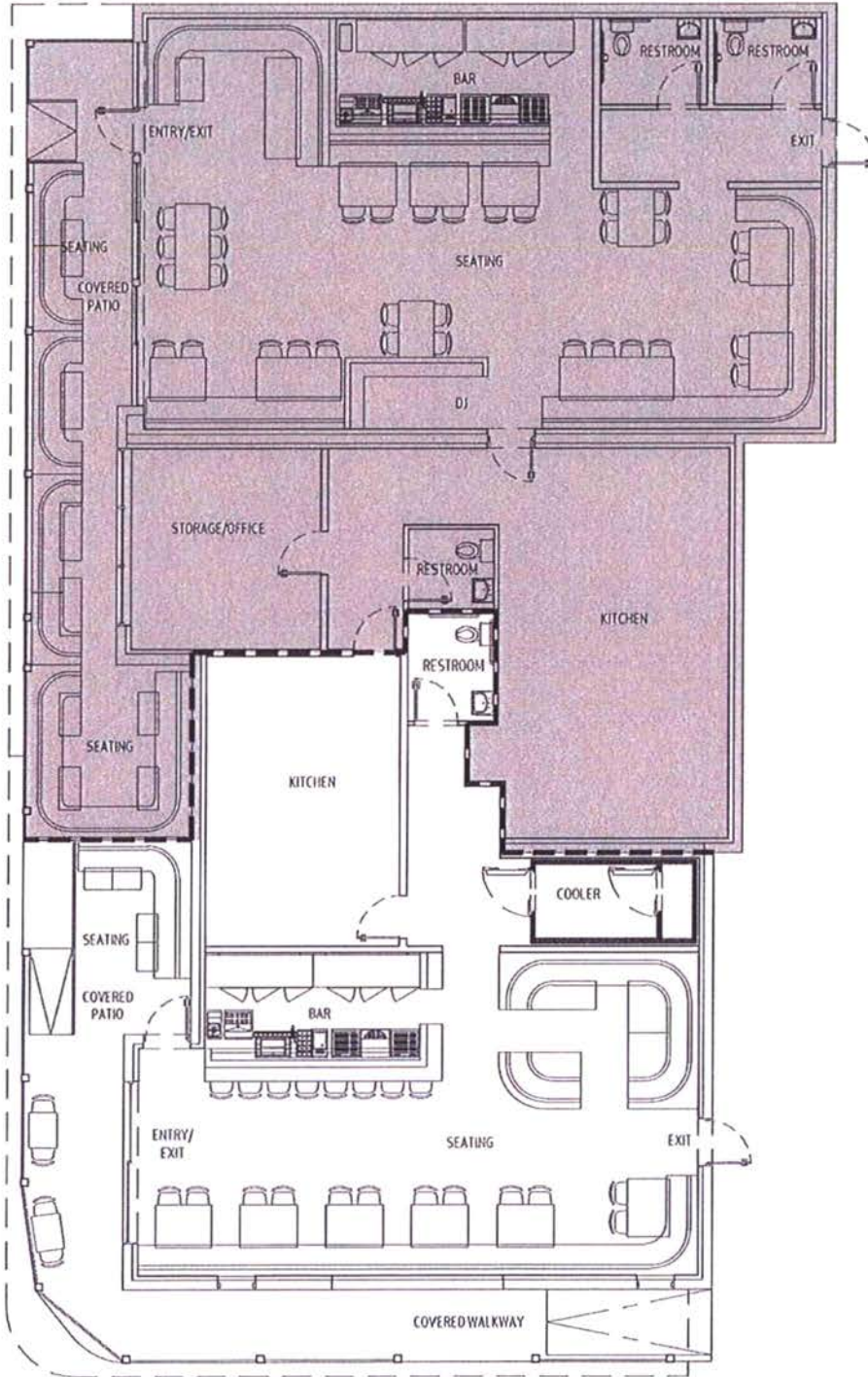


DIAGRAM OF PARCEL OR LOT



Business Name: Oasis Cafe
Address: 4441 N. Buckboard Trail, Scottsdale, AZ 85251

SCOTTSDALE FIRE DEPARTMENT APPROVED OCCUPANCY LIMIT

To be provided upon issuance of Certificate of Occupancy.

SAFETY CONDITIONS AND CONSIDERATIONS

Welcome to the Oasis Café!

We pride ourselves on our amazing staff and outstanding customer service. The following manual will help you understand your Job duties as a security team member and how to properly perform them.

Job Duties Overview:

The primary job duties as a security personnel employee of Oasis Café are as follows:

- Check the legal age of patrons.
- Provide a safe environment by enforcing house rules and state laws.
- Perform fundamental safety tasks.
- Provide security for both staff and patrons.
- Monitor individuals based on occupancy, intoxication, and aggressive behavior.
- Reduce liability by anticipating problematic patron behavior.

Floor Chart: There are three main floor positions for Security team members. Positions will be posted each shift. Your floor position for each shift will often change, so it is imperative you take the time to understand each of the positions and the duties associated with each of them.

Learning the table numbers and names is also extremely important when the front door calls for a table to be cleared, clean and clear the table, being as polite as possible to guests.

Front Door: Checking IDs, allowing guests in and out, managing line, making sure no drinks or glassware leave the premise, managing persons count.

Interior Bar and Patio: Supporting the door, making sure no one enters through patio other than as cleared by security at the door, making sure no drinks or glassware leaves the premise, helping gather glassware on patio, making sure no one jumps the patio fence, watching patrons in your section, cleaning up any spills or broken glassware and clearing tables.

Note: there is always at least one person at each door no matter what is going on

Interior Bar and DJ Booth: Watching back door (emergency exit) to ensure no one exits or enters through it, monitoring patrons in your section, collecting glassware in the vicinity, cleaning up any spills or broken glassware, clearing tables.

Age Verification: It is one of the most important roles of door personnel to check and verify the legal age of patrons entering the establishment. Precautions should be taken at the door to cover liability issues.

The four steps in checking ID are:

1. Ask for ID
2. Ensure the ID is valid (one of the five acceptable forms) and unaltered
3. Compare the presenter with the photograph
4. Make sure the ID indicates the patron is 21 or older

Oasis Café Policy is to log all persons who appear to be under the age of 25 years old. **Arizona law states that if you allow an underage person inside WITHOUT LOGGING THEIR ID IT IS PRESUMED YOU KNEW THEY WERE UNDERAGE.**

Occupancy Count: It is imperative that the door personnel know the maximum occupancy of the establishment to comply with Fire Marshal regulations. Clickers are used at the entrance and exit points to keep track of occupancy and to assure that maximum occupancy is not exceeded. If the Fire Marshal does come by to check local fire regulations, be sure to contact the manager on duty and inform them. **The maximum occupancy at Oasis Café is 94 people (82 patrons inside and 12 patrons outside),** and will be updated to reflect the new occupancy upon issuance of a new Certificate of Occupancy.

Line: During busy nights, a line is a common occurrence as patrons try to enter the establishment as the occupancy approaches peak numbers. It is important to remember to start a line before maximum occupancy is reached. This allows you some room to work with without exceeding the maximum occupancy. Things to pay attention to while forming a line are large parties on the guest list, and regulars. Allowing yourself room to work with assures you that when VIP patrons or regulars arrive you can quickly grant them access without exceeding maximum occupancy. Attention to the flow of the establishment is also important. Allowing enough room for people to move and enjoy themselves without being too cramped in is important for the enjoyment of our customers.

Interior (front)/Patio: While working inside and on the patio as a security team member it is important to be diligent and attentive to your surroundings. The safety and satisfaction of our customers is our top priority. The following key points will help guide you in the right direction to offer the best experience for our guests.

House Rules/Laws:

Oasis Café has its own set of house rules to be enforced by security as well as making sure local laws are being followed. Make sure you know and understand these rules. Understanding the liquor laws are also highly important, it is highly encouraged that you as security team member attend a liquor class to better understand, follow, and assure these regulations are being followed.

Understanding the liquor laws are also highly important, it is highly encouraged that security team members attend liquor law classes and City of Scottsdale safety classes in order to better understand how these regulations must be followed. We will also ensure that all employees are trained in liquor regulations and age verification procedures.

Basic Rules:

- No standing on the furniture
- Customers may only smoke outside, away from the door.
- Customers may not pour their bottles.
- No drinks or glassware outside the establishment.
- Fighting, aggressive behavior, over-intoxication, and illegal substances are not tolerated.

- Taking pictures of the staff or patrons so that they may feel uncomfortable is not tolerated.
- Grabbing or inappropriate touching of staff or patrons is not tolerated.

911:

In case of a fire or other emergency, patrons will be evacuated through all emergency exits away from the threat. If you do not have personal knowledge that emergency services have been contacted, you must call 911 immediately.

Cooperation With Scottsdale Fire Department:

The Scottsdale Fire Department makes sure that Oasis Café is adhering to fire codes and occupancy restrictions. If the Fire Marshal contacts you while at work be sure to notify the manager on duty immediately. The front door count is very important. **It is important that the door count is accurate, and that the maximum occupancy of 94 is not exceeded, although this number will be updated upon issuance of a new Certificate of Occupancy.** Make sure all exits are clear from obstructions. Make sure there are no spills or broken glass left unattended.

Cooperation With Law Enforcement:

The Arizona Department of Liquor Licenses and Control (ADLLC) is comprised of sworn officers that enforce local and state liquor laws. It is important that our security members and all staff know the basic law. ADLLC and/or SPD may also ask you questions as an employee of Oasis Café to test your knowledge of these laws. Properly checking IDs is a critical duty of the security staff. Making sure you can recognize fake IDs is extremely important. Some IDs may also be real but do not belong to the person handing it to you. In this case, closely examining the picture to match it to the person is imperative. Look at things like weight, eye color, height, and any distinct facial features. Ask questions, such as what year they graduated from high school.

You must contact an ON-DUTY law enforcement officer immediately for any incidents involving INJURY or DEATH.

Security of Seized ID's: Managers or owners are responsible for all identifications seized from patrons by security staff and that the ID's are properly secured prior to the conclusion of security staff's shift. Under no circumstance should any of the seized ID's leave the licensed premises. All IDs held for over one-week will be rendered void by hole-punching them. Contact SPD to arrange for the destruction.

Disorderly Conduct: It is your job as security to be as professional and effective in escorting the parties off the premise during occurrences of disorderly conduct, which may include aggressive or confrontational behavior or visible intoxication. Security shall not use excessive physical force; doing so will lead to disciplinary action. Please read and sign the Security Personnel Policy and Liability Consent Form located in this document. Make sure if you do escort a patron out for the night that the door personnel are aware of the status of that patron. Any acts of violence will be documented and authorities called if a physical altercation occurs.

Employee Dress Code:

It is important you are dressed in your Security uniform, jeans or shorts, and comfortable shoes that are appropriate for work. Hats are ok, as long as they are approved by management.

Security Job Duties Overview:

- No phones while working.
- Always be polite and professional when addressing patrons.
- Must have flashlight and proper uniform.
- Communicate to management team and support staff through headset radio.
- Be sure to be spread out and stay in position.
- Must always see the security officers to the left and right.
- Use hand signals to barbacks for broken glass and wet floors.
- Conversations must be short without taking eyes off the room.
- Floor roaming positions are instructed to feel like a clock is ticking and return to a central position with the best view of crowded areas.

Peak Hours Security Floor Chart Overview:

- Hospitality and security are our primary focus.
- We will have a minimum ratio of 1 security staff member for every 50 patrons.
- We will also have at least 1 experienced manager observing the crowd and working with the security staff.

Location of Security Personnel:

- At least one security staff member at the front entrance.
- At least one security staff member patrolling the patio.
- At least one security staff member in the indoor area.
- At least one security staff member at the emergency exit.
- At least one security staff member at the side entrance.

Door Management:

- We will always have a feel of the room and communicate with patrons waiting at the door about potential wait times.
- We slow groups down when they approach the door to assess for signs of intoxication and other potential problematic behavior.
- If anyone appears intoxicated or shows aggressive behavior, that person will not be permitted to enter.
- The door security team members make sure there is always room for proper egress while checking for patrons leaving with beverages. We have a garbage can and stool with a barback bucket for appropriate disposal.

Patrons Behavior:

If a patron trying to gain entry into an establishment is visibly intoxicated or aggressive, politely refuse that person entry. It is illegal to grant entry to a person who is visibly intoxicated. By refusing entry at the door you can prevent issues inside.

Visible or Obvious Intoxication:

Arizona Revised Statutes §4-244.14 defines "obviously intoxicated as: “. . . inebriated to the extent that a person's physical faculties are substantially impaired and the impairment is shown by significantly uncoordinated physical action or significant physical dysfunction that would have been obvious to a reasonable person . . .” Obviously intoxicated patrons must be removed from the licensed establishment within 30-minutes of when the licensee or employee of the licensee knew or should have known the patron was obviously intoxicated.

As a practice, we will work to obtain a ride share, taxi, or other means of safe third-party transportation and will attempt to prevent a person who is visibly or obviously intoxicated to drive a vehicle. Security personnel will contact police if a visibly or obviously intoxicated individual is seen attempting to operate a motor vehicle.

Removing Difficult Patrons:

Physically removing a patron shall only occur as a last resort if a patron refuses to leave on their own after contact with security team members and management. Security staff members and/or management shall calmly explain why the individual is being removed and explain that the individual must leave the premises. In some circumstances, security staff members may escort the individual off the property.

We have a zero-tolerance policy for security team members who do not conduct themselves professionally and with courtesy. De-escalation is key to smooth security operations and we pride ourselves on taking swift action against security team members who do not abide by these policies.

Private Events:

- Confirmation of parties at the door.
- We communicate between management and staff members regarding arrival of private parties.
- Assessing patrons seeking entry for intoxication or other problematic behavior and ensure those security team members conduct themselves in professional manner to avoid potential issues.

Safe Ride Home:

If a patron is perceived to be intoxicated, our managers and security team members will take certain actions to keep that person safe when leaving. This may include establishing contact with a responsible friend in the individual's group or getting the person in a taxi/ride share safely. Management will write an incident report in such cases for documentation purposes.

Closing Duties:

The closing duties checklist covers all closing duties for security team and staff members. At the end of each night, you will be assigned a closing duty. The checklist will explain what is involved in each closing duty. When you are finished with your closing duty, make sure you check out with management before clocking out and leaving.

Security Closing Procedures:

1. Escort female staff to cars.
2. Facilitate people leaving at closing time.
3. Bathroom checks.
4. Security team members is instructed to clock out at proper times to ensure maximum security.

Staff Closing Procedures:

Security staff is to checkout with management before leaving

1. **Trash:** Trash is to be taken out every night. Trash bags must also be changed on a nightly basis. Once the trash cans have been dumped and re-bagged, they are to be arranged neatly by the bar. Remember to close the dumpster once you dump all of the trash,
2. **Bar:** The bar mats must be taken out nightly and hung over the back railing. The TVs around the bar must be turned off. Make sure to take out any remaining trash cans,
3. **Perimeter Sweep Front & Side:** On a nightly basis the front and side perimeter must be thoroughly swept. All trash, including cigarettes, napkins, bottles, straws and other assorted trash must be cleaned up. A flashlight is to be used during the sweeping process to ensure all trash is swept up and removed. Trash in the bushes, gravel and dirt in the front and side must either be swept or picked up by hand.
4. **Perimeter Sweep Front & Side:** The front and side perimeter must be thoroughly swept on a nightly basis. All trash must be cleaned up, including cigarettes, napkins, bottles, straws, and other assorted trash.
5. The patio is to be swept on a nightly basis. The patio bar chairs should be moved inside.
6. The bar needs to be secured and locked. All doors must be locked per our liquor license closing time. Security will walk any staff to vehicles to ensure safety as they finish their closeout.
7. **Miscellaneous:** Make sure the back door is locked and all equipment is turned off.

Security Personnel Policy and Liability Consent Form:

The primary job duties of the Security Staff Members are to check the legal age of patrons entering the establishment, ensure and enforce the house rules, perform fundamental public safety tasks, provide basic security to both the establishment and the patrons, and to monitor entry of individuals on the basis of occupant capacity, intoxication and/or aggressive behavior. Due to these job duties, Security Staff Members may be given the capacity to carry out certain, fundamental safety tasks. **And, per Arizona Liquor Law, all security personnel MUST HAVE a notarized SECURITY ATTESTATION on site.**

These tasks include but are not limited to enforcing the house rules, escorting disorderly patrons out of the establishment, and/or prohibiting entry into the establishment for any due cause. While the performance of some essential job duties may require reasonable force, the safety of all patrons must be taken into consideration.

Oasis Café expressly prohibits the use of excessive force in the performance of any essential job duty in any situation. Oasis Café has a No Strike Policy, meaning that no staff member will strike a patron unless it is absolutely necessary in a self-defense situation or the defense

of an innocent person, if a strike is administered to a patron under any circumstances a report must be submitted to the manager before going home.

“Strike” shall mean contact with another individual that includes utilizing the hands – either open or closed – or feet in a manner other than to restrain (i.e. punching, slapping, kicking, etc.). “Restrain” shall mean the use of hands or feet to lead, guide, hold, or similar touching necessary to remove a patron who refuses to or is unable to leave voluntarily. “Self-defense” shall mean a perceived or actual threat of violence involving an assault from a patron who refuses to leave.

Security Personnel (Doorman/ Bouncer) exceed their authority when he or she uses excessive force in any way that would reasonably be considered irrationally violent and/or inflicts serious physical harm on any patron. In any circumstance where Security Personnel (Doorman/Bouncer) uses excessive force, the employee may be found criminally responsible of assault and may consequently be held personally liable for the injuries he or she inflicted upon the patron.

Therefore, the Security Personnel (Doorman/Bouncer) must understand and accept that they may be found responsible for any legal consequences that may result from the use of excessive force, including all monetary settlements as well as any other form of criminal and/or civil charges.

Management shall determine whether force was “excessive” or “reasonable” for purposes of internal action, as well as whether in an instance invoking the No Strike Policy includes self-defense exception.

Oasis Café expressly prohibits the possession or use of firearms by its security personnel while performing work associated with Oasis Café. This may include some minor off-premise work such as regulating lines and keeping rights-of-way clear.

Security Staff Members exceed their authority when they use excessive force in any way that would reasonably be considered irrationally violent and/or inflicts serious physical harm on any patron. In any circumstance where Security Staff Members use excessive force, the employee may be found criminally responsible of assault and may consequently be held personally liable for the injuries he or she inflicted on the patron.

Therefore, the Security Staff Members must understand and accept that they may be found responsible for any legal consequences that may result from the use of excessive force, including any and all monetary settlements as well as any other form of criminal and/or civil charges.

PERSONNEL POLICY AND LIABILITY CONSENT RECEIPT FORM
Acknowledgment of Security Personnel Policy and Liability Consent Form

I have read and understand this Security Personnel Policy and Liability Consent Form and will adhere to the policies, protocols, and guidelines of Oasis Café.

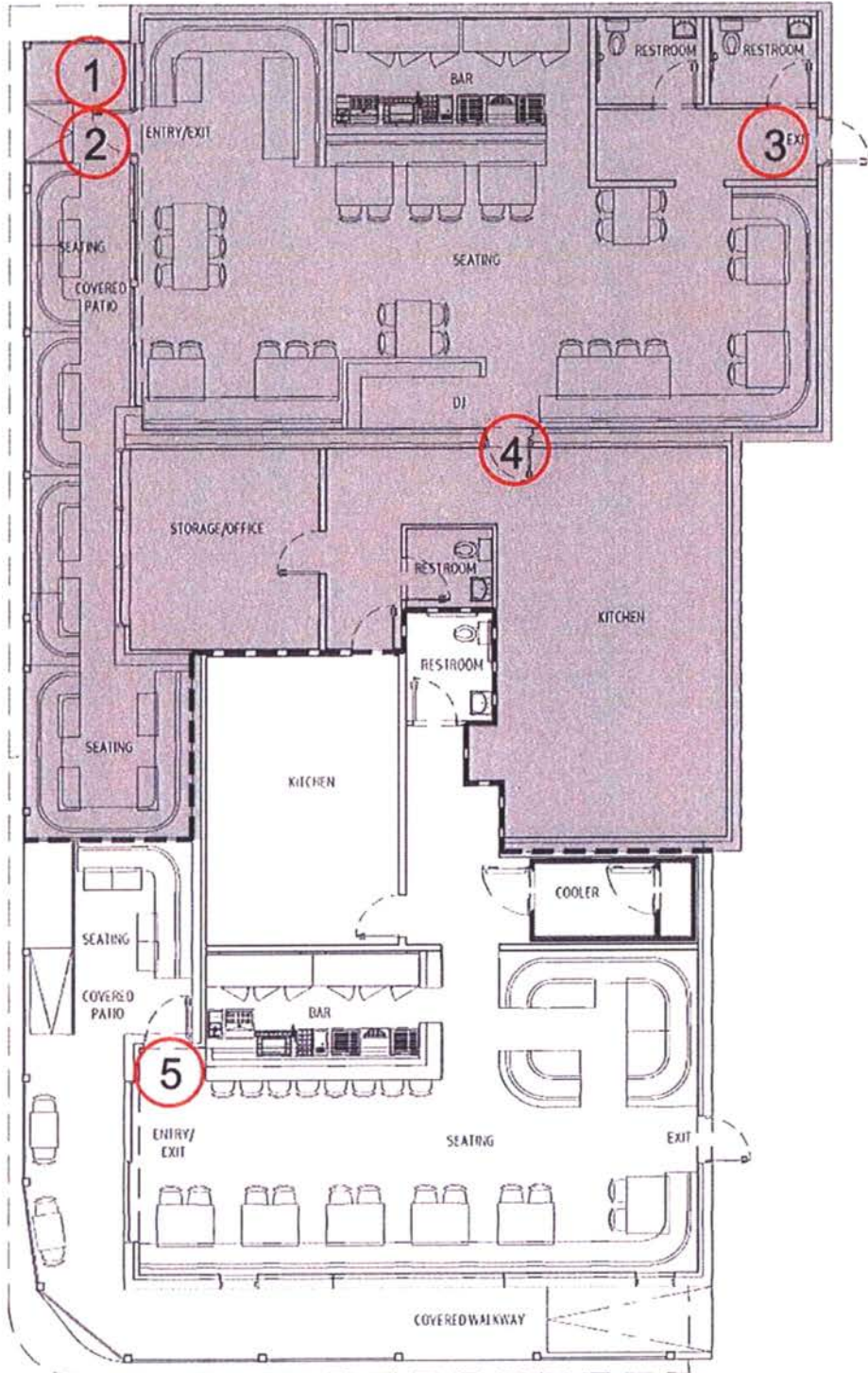
Oasis Café Representative (print)

Signature and Date

Security Team Member Name (print)

Signature and Date

PEAK SECURITY STAFF DIAGRAM



Security Staff Positions and Responsibilities:

1 & 5: Main Door Guards. In charge of controlling the occupancy count, monitoring patrons for signs of intoxication or other problematic behavior, and – if necessary – managing the line.

2: IDs patrons, assists in monitoring the patio and keeping exit/entrance clear.

3: Monitors emergency exit and prohibits unauthorized entry.

4: Maintains flow of traffic, will keep an eye on the patio, bar and interior seating area, ensuring the bathrooms are under control, and monitoring for signs of intoxication or other problematic behavior. Provides support if/when necessary.

Entrance / Exits | Emergency Responsibilities:

- **1 & 5** are responsible for keeping the in and out occupancy count. Communicates with General Manager to monitor the count.
- All positions, in coordination with management, will be responsible for calling 911 in an emergency, medical, or Fire.
- All positions will be responsible for turning the music off, turning the lights up, and instructing patrons what to do in an emergency situation.
- All positions will be responsible for maintaining clear exit and egress paths.
- Position **5** will keep in and out count at the side entrance.
- Position **2** will be checking IDs, assisting in keeping exit/entrance clear, and monitoring for signs of intoxication of problematic behavior prior to entrance.



SECURITY POSITIONS & RESPONSIBILITIES

Scottsdale Fire Department
Scottsdale Public Safety Plan – Security Positions & Responsibilities

Oasis Cafe
Establishment

Vanessa Yono
Establishment Representative

01/20/2025
Date Implemented

Refer to the Security Positions & Responsibilities Floor Plan for this establishment.

Use position numbers only on both the floor plan and this document – no names.

- Which position is responsible for keeping an IN and OUT count?

Position(s): 1,5

- How many of the following:
 - o General Admission Entrance(s): 3
 - o VIP Entrance(s):
 - o Exit(s): 1
 - o Exit Only: 1

All entrances/exits are required to maintain an IN and OUT count and positions will communicate numbers to each other throughout business hours to maintain occupant load.

- Which position is responsible to call 911 in case of an emergency situation, medical or fire?

Position(s): 1, 2, 3, 4 and 5

- Which position is responsible to turn the music off, turn the lights up and instruct patrons what to do in case of an emergency situation?

Position(s): 1, 2, 3, 4 and 5

- Which position is responsible to maintain exit and egress paths clear?

Position(s): 1, 2, 3, 4 and 5



Scottsdale Fire Department

Scottsdale Public Safety Plan – Security Positions & Responsibilities

Additional Establishment Comments

Positions 1 & 5 - Main Door Guards. In charge of controlling the occupancy count, monitoring patrons for signs of intoxication or other problematic behavior, and – if necessary – managing the line.

Position 2 - IDs patrons and assists in monitoring the patio and keeping exit/entrance clear

Position 3 - Keeps exit clear, prohibits unauthorized entrance

Position 4 - Maintains flow of traffic, will keep an eye on the patio, bar and interior seating area, ensuring the bathrooms are under control, and monitoring for signs of intoxication or other problematic behavior. Provides support if/when necessary.

All positions communicate through headphones/ radio communication

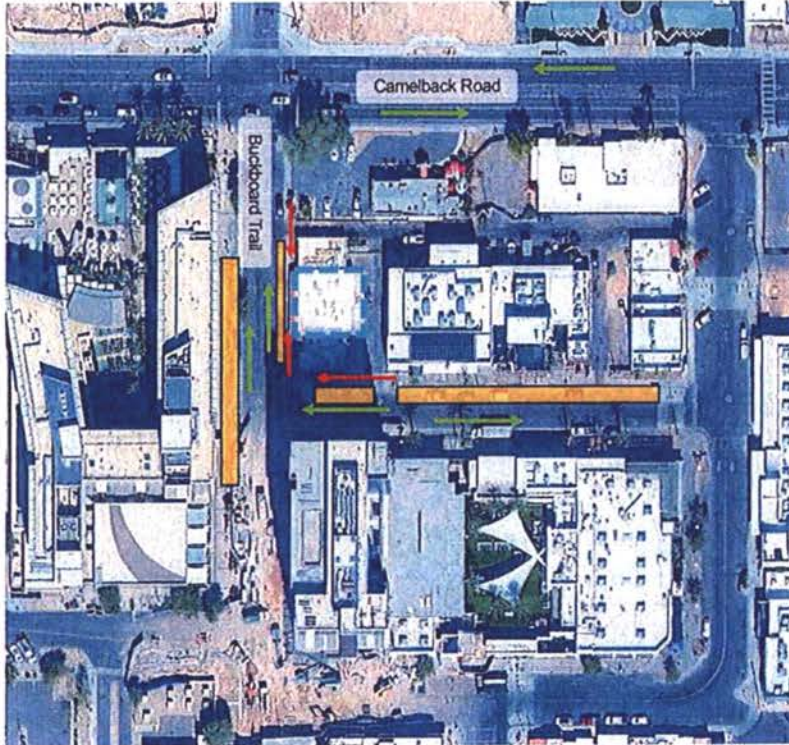
CROWD MANAGEMENT PLAN

- Verify fire extinguishers are visible and accessible prior to opening
- Verify exits are marked and illuminated prior to opening
- Test all emergency lights and exit signs monthly
- Verify all exit and egress paths to the exit are not blocked or obstructed inside and outside of the building prior to opening and throughout business hours. This includes being obstructed by patrons waiting in line
- Verify that all security personnel have working radio communication with each other and management
- Verify that security personnel have counters to count occupants IN and OUT at all entrances and exits
- Verify that security staff knows the maximum occupant load for the building and patio
- Verify that security staff knows that when the occupant load is reached, they hold the door and compare patrons IN for equal patrons OUT, for the rest of operating business hours

Please refer to the Security Staff Diagram for the positions of security staff members and their respective responsibilities.

Oasis Café management acknowledges that special approval and/or permits is required for special events, fireworks, fire dancers and haze machines.

PATRON PARKING, INGRESS, EGRESS, VEHICULAR AND PEDESTRIAN TRAFFIC CONTROL



-  Street Parking
-  Vehicular Traffic
-  Pedestrian Traffic

LOG OF EMPLOYEES

An up-to-date version shall be kept on file on premises.

**CONTACT PERSON & INFORMATION DESIGNATING WHO IS AUTHORIZED TO
RECEIVE AND HANDLE COMPLAINTS FROM THE PUBLIC OR CITY OF SCOTTSDALE
ON BEHALF OF THE BUSINESS**

Public Safety Plan - Contact Persons

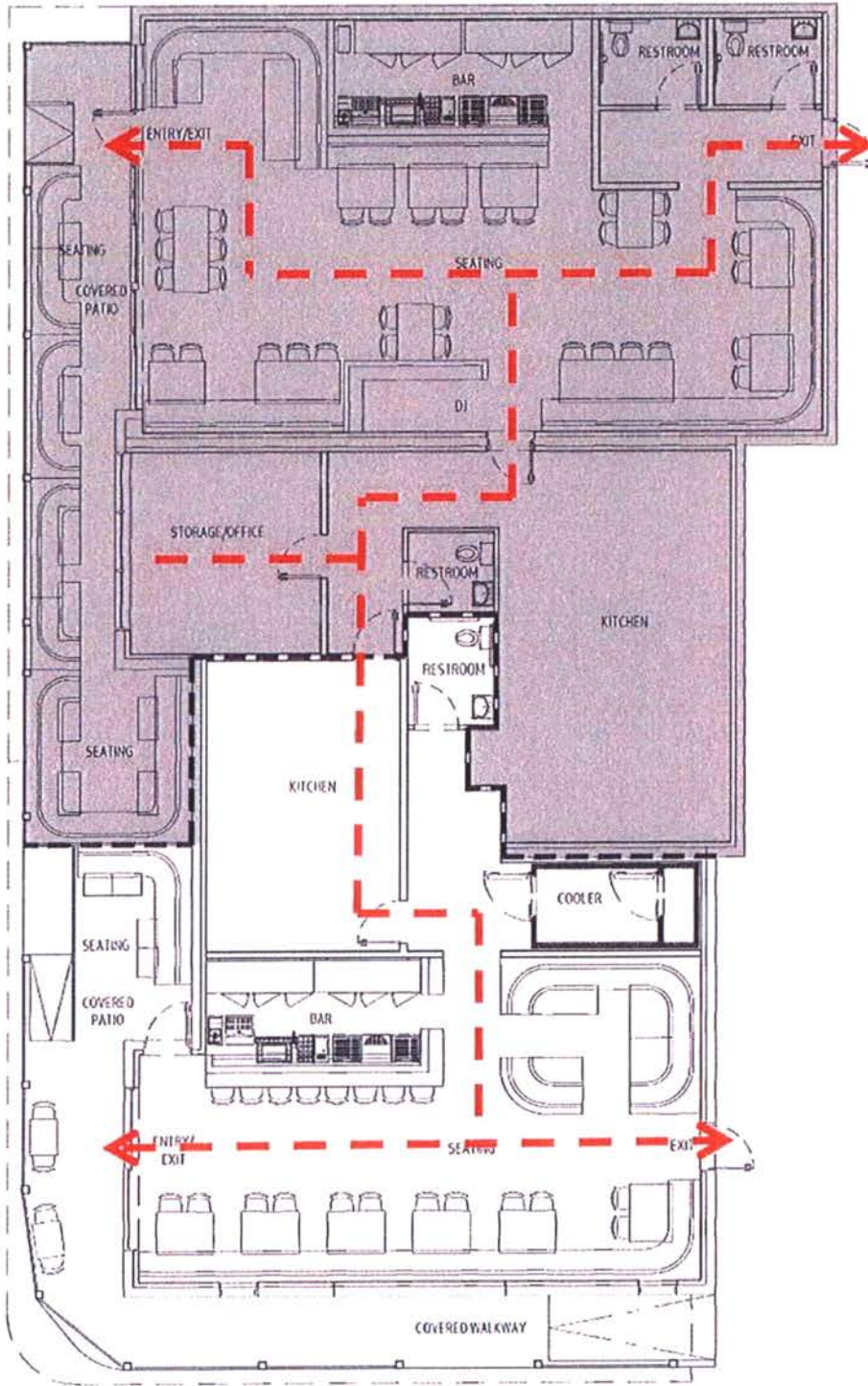
The following persons are designated to receive and handle complaints from the public or City of Scottsdale:

Name	Position	Contact#
<u>Vanessa Yono</u>	<u>Business Operations</u>	<u>(602) 770-4964</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Submitted by: Vanessa Yono

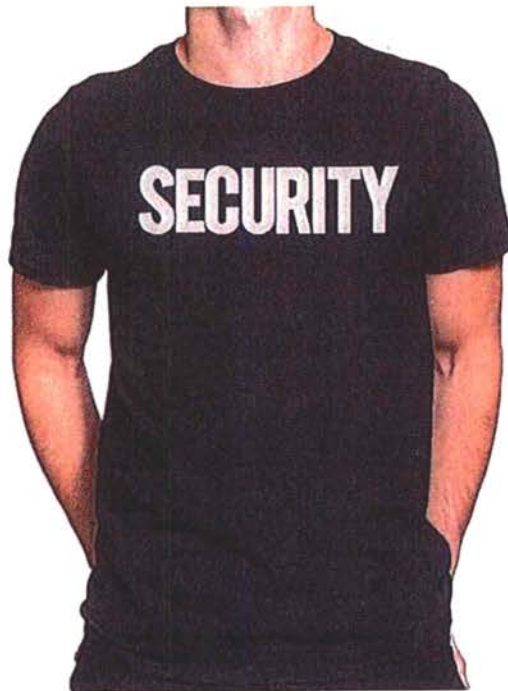
All information must be current. (per SRC 28-55)

EVACUATION ROUTES



EVIDENCE OF SECURITY UNIFORM (SRC 23-57.F)

Oasis Café security staff will wear a black t-shirt or polo-style shirt with the word "SECURITY" on both the front and back in white lettering. All shirt styles and colors will display the Oasis Café logo on the front left breast of the shirt and the word "SECURITY" in 1-inch white lettering below the logo. The word "SECURITY" in all upper-case white letters will be prominently displayed in 3-inch lettering on the back of all shirts, clearly identifying that person as "SECURITY".



**STATEMENT REGARDING THE NUMBER OF SECURITY STAFF AVAILABLE DURING
PEAK TIMES AND THE RATIO OF SECURITY STAFF TO PATRONS**

Oasis Café
4441 N. Buckboard Trail
Scottsdale, Arizona 85251

Oasis Café is committed to providing a safe environment for its patrons and staff and understands that the industry standard is a security officer to occupant ratio of 1:50. This plan will be updated when a new Certificate of Occupancy is granted to provide updated ratios.

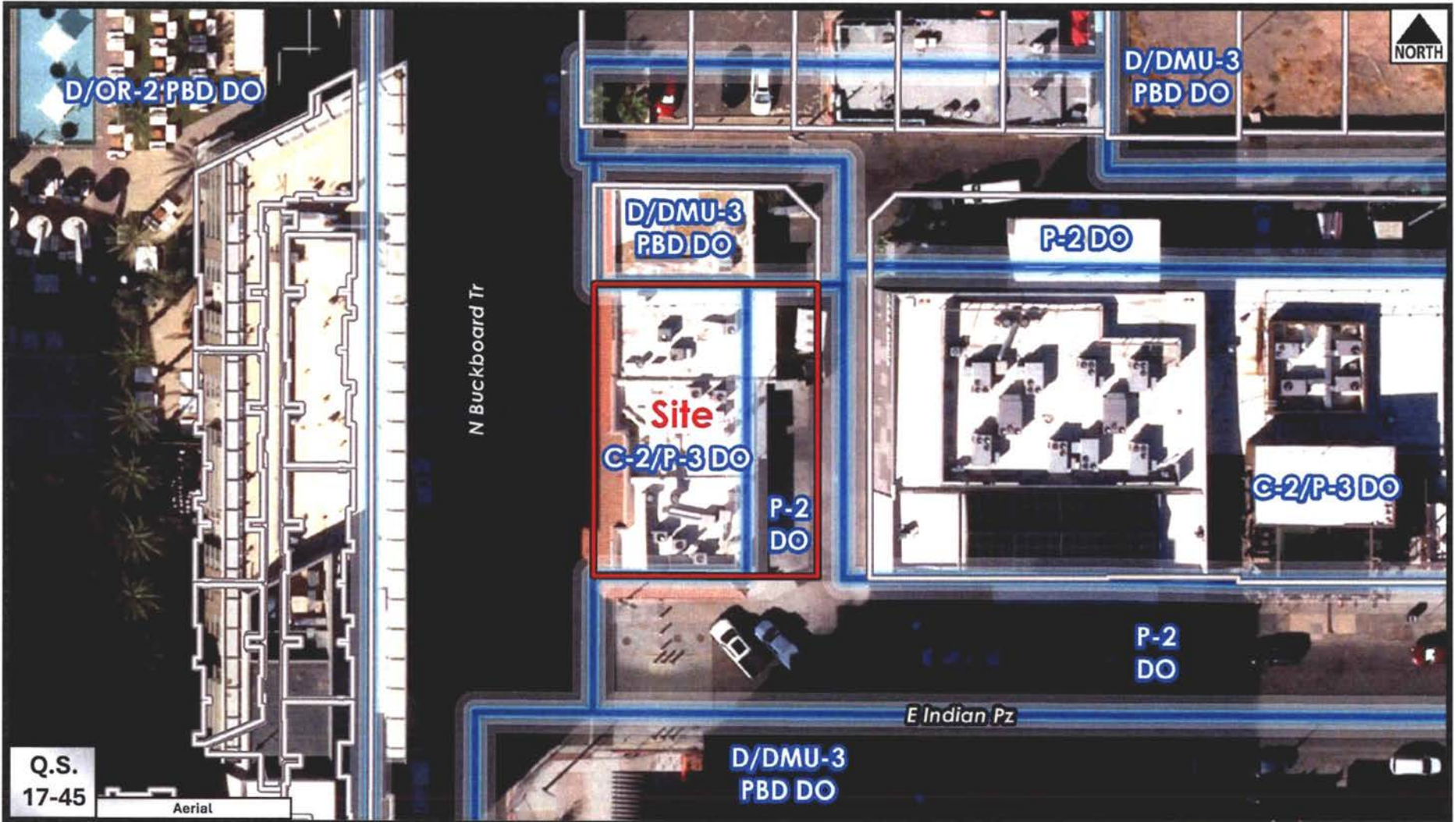
Occupancy: Oasis Café has a maximum occupancy load of 94 people. This will be updated to reflect the updated occupancy for the additional area upon issuance of Certificate of Occupancy.

Security Staffing: Oasis Café employs 4 security personnel and 1 security manager, for a total of 5 security staff during peak hours. All security personnel have attended the requisite PSP Security Training through SPD/SFD.

Ratio of Occupancy to Security Officers During Peak Hours: Based on our maximum occupancy and property use, we are required to maintain a security officer to occupant minimum ratio of 1:50 during peak hours.

Required Ratio During Peak Hours: 1:50

Actual Ratio During Peak Hours: 1:18.8 (based on five (5) security staff and a maximum occupancy of 94 persons). This will be updated upon issuance of a new Certificate of Occupancy.



Zoning Aerial

7-UP-2016#2

Community Input Certification



CASE NO: 7-UP-2016#2

PROJECT LOCATION: 4441 N. Buckboard Trail, Scottsdale, AZ 85251

COMMUNITY INPUT CERTIFICATION

In the City of Scottsdale it is important that all applicants for rezoning, use permit, and/or variances inform neighboring residents, affected school districts, and other parties that may be impacted by the proposed use, as well as invite their input. The applicant shall submit this completed certification with the application as verification that such contact has been made.

DATE	NAME (Person, Organization, Etc. and Address)	Type of Contact		
		Meeting	Phone	Letter
	See attached notification list			✓



 Signature of owner/applicant

December 24, 2025

 Date

Planning and Development Services

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • www.ScottsdaleAZ.gov

Nbhdid	Nbhd Name	Last Name	First Name	Title	Address	City	State	Zip
95	Scottsdale Terrace	Donovan	Jen	Resident	7508 E Minnezona Av	Scottsdale	AZ	85251-1535
300	Downtown Camelback Frontage Assn	Nau	Jude	President	6664 N 40th St	Paradise Va	AZ	85253
300	Downtown Camelback Frontage Assn	Peterson	Jane	Secretary	7408 E Camelback Rd	Scottsdale	AZ	85251
95	Scottsdale Terrace	Larson	Dee	Resident	7513 E Minnezona Av	Scottsdale	AZ	85251-1535
549	Olive View Manor	Yahaus	Lisa	Treasurer		Scottsdale	AZ	85251-1424
549	Olive View Manor	Crawford	Bill & Debbie	President	4601 N 73rd St, #11	Scottsdale	AZ	85251
567	Safari Drive Condos	Shaw	Amanda	Property Manager	1600 W Broadway Rd., #200	Tempe	AZ	85252
567	Safari Drive Condos	Yarkowski	Ed	President				
567	Safari Drive Condos	Kush	Sandra	Secretary				
567	Safari Drive Condos	Saperstein	Syd	Treasurer				
567	Safari Drive Condos	Dehn	Frank	Vice-President				

Name	Company	Address	City	State	Zip
Camden USA Inc.		PO Box 27329	Houston	TX	77227
Equity Partners Group LLC		2800 N. 44th St., STE 150	Phoenix	AZ	85008
4400 N Civic Center Plaza LLC		1023 E. Palo Verde Dr.	Phoenix	AZ	85014
Pacific Stetson LLC		2801 E. Camelback Rd. #450	Phoenix	AZ	85016
Alatrash Investments LLC		6530 N. 16th Street	Phoenix	AZ	85016
Leonard M. & Stephanie Hoffman		3500 E. Lincoln Drive	Phoenix	AZ	85018
Western Security Bank		655 E. Thunderbird Rd.	Phoenix	AZ	85022
M OLD TOWN LLC		4225 E. Windrose Dr., STE 300	Phoenix	AZ	85032
AGG Salon Properties LLC		3746 E. Ringtail Way	Phoenix	AZ	85050
SRP Ag. Improvement & Power District		PO Box 52025	Phoenix	AZ	85072
LAGRANT ENTERPRISES		1078 E. Poncho Lane	San Tan Valley	AZ	85143
M&L - Arizona No.2 Limited Partnership / Westside 74 Limited Partnership / Cameron 2 LLC		263 West 3rd Place	Mesa	AZ	85201
A R M Of Save the Family Foundation of AZ		125 E. University Drive	Mesa	AZ	85201
Camelback Village Apartments LP		6333 N. Scottsdale Rd.	Scottsdale	AZ	85250
Jennifer James Family Trust Revocable		7345 E. Shoeman Ln.	Scottsdale	AZ	85251
LMS 96 L L C		7340 E. Indian Plaza	Scottsdale	AZ	85251
Stetson Suites LLC		4211 N. 78th Way	Scottsdale	AZ	85251
Fast Track LLC		4330 N. Civic Center Pl., Unit 100	Scottsdale	AZ	85251
EPH-SHOEMAN LLC		7234 E. Shoeman Ln.	Scottsdale	AZ	85251
Hunsaker Family Trust		7411 E. Minnezona Ave.	Scottsdale	AZ	85251
Emerald Equities LLC		4501 N. Scottsdale Rd., STE 201	Scottsdale	AZ	85251
4422 Civic Center LLC		4414 N. Civic Center Pl.	Scottsdale	AZ	85251
GSS Hotel Venture LLC		4501 N. Scottsdale Rd., STE 201	Scottsdale	AZ	85251
JCDUO LLC		4211 N. Marshall Way, 200	Scottsdale	AZ	85251
4430 Civic Center LLC		4414 N. Civic Center Pl., Unit 100	Scottsdale	AZ	85251
7328 East Stetson LLC		7161 E. Rancho Vista Dr., Unit 3006	Scottsdale	AZ	85251
City Center Opportunity Fund LLC		4501 N. Scottsdale Rd., STE 201	Scottsdale	AZ	85251
City of Scottsdale		7447 E. Indian School Rd., STE 205	Scottsdale	AZ	85251
LNM Properties INC		4368 N. Civic Center Pl., STE 201	Scottsdale	AZ	85251
Equity Partners Group LLC		4501 N. Scottsdale Rd., STE 201	Scottsdale	AZ	85251

4414 Civic Center LLC	4414 N. Civic Center Pl., Unit 100	Scottsdale	AZ	85251
7TH Evolution LLC 1	7401 E. Minnezona Ave., B	Scottsdale	AZ	85251
Christopher Rhett Schubert	4601 N. 73rd Street, Unit 2	Scottsdale	AZ	85251
Six Webers LLC	8107 E. Weldon Ave.	Scottsdale	AZ	85251
4356 N CIVIC LLC	6816 E. 6th Street	Scottsdale	AZ	85251
7277 Scottsdale Hotel LLC	7277 N. Scottsdale Rd.	Scottsdale	AZ	85251
Vista Oliva LLC	4601 N. 73rd Street, Unit 4	Scottsdale	AZ	85251
Jane A. Peterson Tr.	7408 E. Camelback Rd.	Scottsdale	AZ	85251
Justin Song	4601 N. 73rd Street, Unit 8	Scottsdale	AZ	85251
4417 LLC	4400 N. Scottsdale Rd., 9-830	Scottsdale	AZ	85251
VAPID INC	4240 N. Brown Ave., STE A	Scottsdale	AZ	85251
Jeffrey Paez	7417 E. Minnezona Ave.	Scottsdale	AZ	85251
Maya Hotel LLC	4501 N. Scottsdale Rd., STE 201	Scottsdale	AZ	85251
Selena Properties LLC	4240 N. Brown Ave., STE A	Scottsdale	AZ	85251
GGB Partners LLC	4342 N. Civic Center Plz.	Scottsdale	AZ	852513420
1639 40TH Street LLC	4414 N. Civic Center Plz., Unit 100	Scottsdale	AZ	852513563
McDowell Camelback Investors Partnership	PO Box 8050	Scottsdale	AZ	85252
Planeta Properties Limited Partnership ETAL	PO Box 8050	Scottsdale	AZ	85252
7321 E Shoeman LLC	5303 E. San Miguel Ave.	Paradise Valley AZ		85253
Sundial Resorts Inc.	6664 N. 40th St.	Paradise Valley AZ		85253
American Capitalist Investents LLC	6850 E. Pasadena Ave.	Paradise Valley AZ		85253
Stratford Street LLC	4001 E. Kaim Drive	Paradise Valley AZ		85253
Edward & Harriet Polk	5140 E. Sheena Drive	Scottsdale	AZ	85254
Thomas F. & Josephine A. Giek	6013 E. Windsor Ave.	Scottsdale	AZ	85257
Yuan Rocky So Lun/Stephanie Yen Fen TR	8306 E. San Simon	Scottsdale	AZ	85258
SH & FH LLC	7903 E. Via Linda	Scottsdale	AZ	85258
Stetson Studios LLC	11547 E. Dreyfus Ave.	Scottsdale	AZ	85259
Robert Miranda Living Trust	8325 E. Wethersfield Rd.	Scottsdale	AZ	85260
GIBRO LLC	8776 E. Shea Blvd., STE 106 PMB 310	Scottsdale	AZ	85260
Merle Frances & Gamboa Alexander Askren	2102 E. 5th Street	Tempe	AZ	85281
4601 Property LLC	7650 E. McClintock Dr., STE 103 PMB 411	Tempe	AZ	85284
Clover West AZ LLC	1846 E. Innovation Park Dr., STE 100	Oro Valley	AZ	85755
Cambria/Hotel Investors LLC/JC Hotel Scottsda	10850 Wilshire Blvd., Suite 1050	Los Angeles	CA	90024

Stockdale Galleria Project Owner LLC	10850 Wilshire Blvd., Suite 1050	Los Angeles	CA	90024
Stockdale Galleria Land Owner LLC	10850 Wilshire Blvd., Suite 1050	Los Angeles	CA	90024
Marquee Shoeman LLC	10850 Wilshire Blvd., Suite 1050	Los Angeles	CA	90024
SCH Waterview Residential L L C	11601 Wilshire Blvd., STE 1750	Los Angeles	CA	90025
7277 Scottsdale Residences LLC	11601 Wilshire Blvd., 1750	Los Angeles	CA	90025
Emeralds Blue Sky LLC	11601 Wilshire Blvd., STE 1750	Los Angeles	CA	90025
EPG 3 LLC	11601 Wilshire Blvd., STE 1750	Los Angeles	CA	90025
Ramirez Living Trust	1291 Hillside Blvd., STE 203	Foster City	CA	94404

MZ Scottsdale Holdings I LLC/MZ Scottsdale Holdings II LLC/MZ Scottsdale Holdings III LLC

56 Gypsy Lane Berkeley CA 947051533

Commissioner George Ertel	City of Scottsdale Planning Commission	11725 N. 129th Way	Scottsdale	AZ	85259
Carla		3420 N. 78th Street	Scottsdale	AZ	85251
Chris Schaffner		7346 E. Sunnyside Dr.	Scottsdale	AZ	85260
Community Development Director	Town of Paradise Valley	6401 E Lincoln Drive	Paradise Valley	AZ	85253
Constance Laub		10105 E. Via Linda Suite 345	Scottsdale	AZ	85258
David G. Gulino		5235 N. Woodmere Fairway	Scottsdale	AZ	85250
Edwin Bull	Burch & Cracchiolo PA	1850 N. Central Ave., Ste. 1700	Phoenix	AZ	85004
John Berry/Michele Hammond	Berry Riddell, LLC	6750 E Camelback Rd, Ste 100	Scottsdale	AZ	85251
John Washington		3518 N. Chambers Court	Scottsdale	AZ	85251
Kathy Littlefield	City of Scottsdale City Council	3939 N. Drinkwater Blvd.	Scottsdale	AZ	85251
Maricopa County Superintendent of Schools		4041 N. Central Avenue Suite 1200	Phoenix	AZ	85012
Planning & Development Department	Maricopa County Planning & Development	301 W Jefferson St., Suite 170	Phoenix	AZ	85003
Planning & Development Director	City of Phoenix	200 West Washington Street, 2nd Floor	Phoenix	AZ	85003
Planning & Engineering Section Manager	Arizona State Land Department	1110 W. Washington St.	Phoenix	AZ	85007
Planning and Zoning	Town of Carefree	8 Sundial Circle P.O. Box 740	Carefree	AZ	85377
Planning Department	Town of Cave Creek	37622 N Cave Creek Road	Cave Creek	AZ	85331
Planning Department	SRP-MIC	10005 E Osborn Road	Scottsdale	AZ	85256
ADOT Central District - Red Letter	Arizona Department of Transportation	2140 W. Hilton Avenue, Mail Drop PM00	Phoenix	AZ	85009
Planning & Zoning Division	Town of Fountain Hills	16705 E. Avenue of the Fountains	Fountain Hills	AZ	85268
SRP Land Department atten: Sherry Wagner/Right-of-Way Technician, SR.	Mail Station PAB10W	P.O. Box 52025	Phoenix	AZ	85072-2025
Superintendent	Cave Creek Unified School District	P.O. Box 426	Cave Creek	AZ	85327

Superintendent	Scottsdale Unified School District	8500 E. Jackrabbit Rd	Scottsdale	AZ	85250
	Southwest Gas Corporation	2200 N. Central Avenue Ste 101	Phoenix	AZ	85004
	Withey Morris, PLC	2525 E. Arizona Biltmore Circle; Suite A-212	Phoenix	AZ	85016
	Paradise Valley Unified School District	15002 N. 32nd Street	Phoenix	AZ	85032
Maggie Keasler		7127 E. 6th Ave.	Scottsdale	AZ	85251
Susan Demmitt/Nick Sobraske	Gammage & Burnham	40 N. Central Ave., 20th Floor	Phoenix	AZ	85004
Paul Alessio		7527 E. Tailspin Lane	Scottsdale	AZ	85255
Rose Law Group	Jennifer Hall	7144 E Stetson Drive, Suite 300	Scottsdale	AZ	85251
City of Mesa	Tye Hodson	55 N Center Dr	Mesa	AZ	85201
Michael P. Leary	Commercial Development Consulting	10278 E. Hillery Dr.	Scottsdale	AZ	85255

HUELLMANTEL
AFFILIATES

November 7, 2025

Dear Neighbor:

The purpose of this letter is to inform you that we plan to file a request to expand the existing Conditional Use Permit to operate a bar at Oasis Café into an adjacent suite within the same building.


The existing Oasis Café is located at the northeast corner of Buckboard Trail and Indian Plaza on a .15-acre parcel. We are requesting approval to expand Oasis Café into the adjacent +/- 1,800-square-foot suite that is connected to the existing Oasis Café.

The requested expansion will occur entirely indoors. We are not requesting any modifications to the zoning or development standards with this submittal. We have enclosed a plan depicting the existing floor area and the proposed new expansion area.

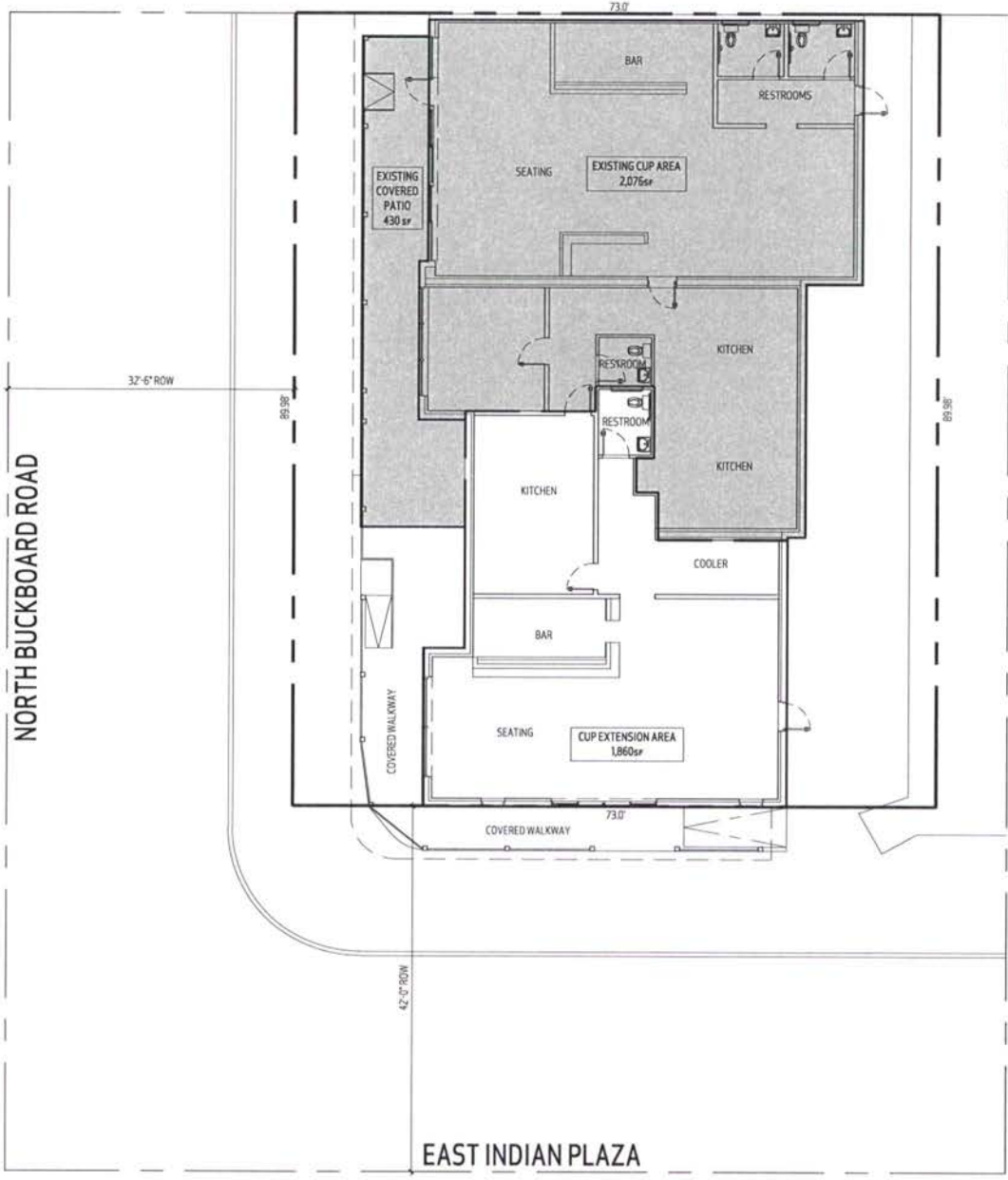
Please feel free to contact me with any questions or to discuss the request further. I can be reached at (480) 921-2800 or via e-mail at lauren.proper@huellmantel.com. The City of Scottsdale planner assigned to the case is Greg Bloemberg, who can be reached at 480-312-4306 or through email at GBloemberg@scottsdaleaz.gov. Our case number is 521-PA-2025 / 7-UP-2016#2.

Again, please do not hesitate to contact me to discuss this proposal further. I am happy to answer any questions you may have.

Best regards,



Lauren Proper Potter



SITE PLAN
SCALE: 1"=10'-0"

City Notifications – Mailing List Selection Map

Oasis Cafe





Additional Notifications:

- Interested Parties List
- Adjacent HOA's
- P&Z E-Newsletter
- Facebook
- Nextdoor.com
- City Website-Projects in the hearing process

Pulled Labels
January 21, 2026

Map Legend:

-  Site Boundary
-  Properties within 750-foot

Postcards: 108

7-UP-2016#2



**SCOTTSDALE PLANNING COMMISSION
KIVA-CITY HALL
3939 DRINKWATER BOULEVARD
SCOTTSDALE, ARIZONA**

WEDNESDAY, MARCH 25, 2026

***DRAFT SUMMARIZED MEETING MINUTES ***

PRESENT: Joe Young, Chair
William Scarbrough, Vice Chair
George Ertel, Commissioner
Michal Ann Joyner, Commissioner
Barney Gonzales, Commissioner
Doug Drake, Commissioner
David Reid, Commissioner

ABSENT: None

STAFF: Tim Curtis
Joe Padilla
Becca Cox
Meredith Tessier
Andrew Dobson
Keith Niederer
Greg Bloemberg
Jack Kelly
Jason McWilliams

CALL TO ORDER

Chair Young called the regular session of the Scottsdale Planning Commission to order at 5:00 p.m.

ROLL CALL

A formal roll call was conducted confirming members present as stated above.

MINUTES REVIEW AND APPROVAL

1. Approval of the January 14, 2026 [Regular Meeting Minutes](#).
Commissioner Reid made a motion to approve the January 28, 2026 Regular Meeting Minutes. Second by Vice Chair Scarbrough, the motion passed unanimously by a vote of seven (7) to zero (0).

* Note: These are summary action minutes only. A complete copy of the meeting audio is available on the Planning Commission page on ScottsdaleAZ.gov, search "Planning Commission"

CONTINUANCES

2. [20-ZN-2002#5 \(One Scottsdale\)](#)

APPLICANT REQUEST TO CONTINUE TO MAY 13, 2026

Request by owner for a zoning district map amendment to the existing Planning Community District (P-C) with comparable Planned Regional Center (PRC) zoning for the purpose of amending Use Regulations, including amendments to the One Scottsdale Amended Development Standards (Density), and Development Plan and Land Use Budget for a mixed-use development, including residential, commercial, and hotel, all on a +/- 126-acre site located at 7355 N. Thompson Peak Parkway, 7340 E. Legacy Boulevard, 7245 E. Thompson Peak Parkway, 20159 N. Scottsdale Road, 20103 N. Scottsdale Road, 20001 N. Scottsdale Road, 19730 N. 73rd Street, 19641 N. Scottsdale Road, 19623 N. Scottsdale Road, 19605 N. Scottsdale Road, 19552 N. 73rd Street, 7395 E. Legacy Boulevard, 19355 N. 73rd Way, 7370 E. Henkel Way, 18920 N. 74th Street, 7221 E. Legacy Boulevard, 19360 N. 73rd Way, 19194 N. 73rd Way, 19001 N. Scottsdale Road, APN: 215-05-005B, 19601 N. Scottsdale Road, APN: 215-05-001A, and 19190 N. 72nd Way. The proposed changes include adding 350 for sale residential units and reducing commercial area by 1,372,145 million square feet. Staff contact person is Meredith Tessier, 480-312-4211. **Applicant contact person is Kurt Jones, 602-452-2729.**

Item No. 2; Commissioner Drake made a motion to continue case 20-ZN-2002#5 to the May 13th, 2026 agenda. Second by Commissioner Joyner, the motion passed unanimously by a vote of seven (7) to zero (0).

CONSENT AGENDA

3. [UP-0003-2026 \(Crown Castle BO 826045 / T-Mobile Monarch Monopalm\)](#)

Request by owner for renewal of a conditional use permit for an existing type 4 alternative concealment wireless communication facility designed as a 55-foot-tall artificial palm tree located at 7220 E. McKellips Road (A.P.N. 131-16-143) with multiple family residential district (R-5) zoning. Staff contact person is Keith Niederer, 480-312-2953. **Applicant contact person is Todd Daoust, (602) 549-9054.**

4. [22-UP-2003#5 \(Crown Castle BU 823707 Conditional Use Permit Renewal\)](#)

Request by owner for approval of a Conditional Use Permit for an existing Type 4 Alternative Concealment Wireless Communication Facility (WCF) concealed within a 30-foot-tall artificial cactus located on a +/-26-acre site located at 39730 N. Cave Creek Road with Open Space Environmentally Sensitive Lands District (O-S ESL) zoning. Staff contact person is Keith Niederer, 480-312-2953. **Applicant contact person is Todd Daoust, (602) 549-9054.**

5. [4-UP-2016#3 \(Vertical Bridge - US-AZ-7008 T-Mobile PH30920A Granite Reef Church\)](#)

Request by owner for renewal of a Conditional Use Permit for an existing Type 4, Alternative Concealment Wireless Communication Facility (WCF) concealed within a 45-foot tall church steeple, with associated ground mounted equipment located a 2.76+/- acre

* Note: These are summary action minutes only. A complete copy of the meeting audio is available on the Planning Commission page on ScottsdaleAZ.gov, search "Planning Commission"

property at 4425 N. Granite Reef Road with Single-family Residential (R1-7) zoning. Staff contact person is Andrew Dobson, 480-312-2515. **Applicant contact person is Isabel Chavez, 951-496-2452.**

6. 7-UP-2016#2 (Oasis Cafe)

Request by owner for an amendment to an existing conditional use permit for a bar to allow for a +/- 1,863 square foot bar expansion on a 6,210 square foot site located at 4441 N. Buckboard Trail with Central Business/Parking District Downtown Overlay and Parking District Vehicle Parking Downtown Overlay (C-2/P-3 DO & P-2 DO) zoning. Staff contact person is Greg Bloemberg, 480-312-4306. **Applicant contact person is Lauren Proper Potter, 480-921-2800.**

Item No. 3, 4, 5, 6; Vice Chair Scarbrough made a motion for recommendation for cases UP-0003-2026, 22-UP-2003#5, 4-UP-2016#3, and 7-UP-2016#2 after finding that the CUP criteria have been met and that the proposed Conditional Use Permits are consistent and conform with the adopted General Plan, per the attached stipulations. Second by Commissioner Ertel, the motion passed unanimously by a vote of seven (7) to zero (0).

ADJOURNMENT

With no further business to discuss, the regular session of the Planning Commission adjourned at 5:06 p.m.